

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, December 12, 1978, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard,
Gibson, Harcourt, Kennedy, Marzari
and Puil

ABSENT: Alderman Rankin (Leave of Absence)

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, The Reverend John Opmeer, of Hope Reform Church, Vancouver.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber, of students from the Employment Orientation for Women Class at King Edward Campus, under the director of their instructor, Ms. Joan Burnett.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Harcourt

SECONDED by Ald. Bellamy

THAT the Minutes of the Regular Council Meeting of November 28, 1978, (with the exception of the 'In Camera' portion) and the Minutes of the Special Council (Court of Revision) of December 7, 1978, be adopted.

- CARRIED UNANIMOUSLY

At this point in the proceedings Regular Council recessed and reconvened at 2:40 p.m. following a Court of Revision and Special Council (Public Hearing).

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil

SECONDED by Ald. Bellamy

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Rezoning Application -
S/E Corner 16th and Burrard

Council on November 28, 1978, approved a request from Mr. G. Elmitt to address it on his rezoning application - S/E Corner 16th and Burrard.

Cont'd . . .

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UNFINISHED BUSINESS (Cont'd)

Rezoning Application -
S/E Corner 16th and Burrard (Cont'd)

In a memo dated December 7, 1978, the City Clerk advised that Mr. Elmitt is still out of the country and the architect is requesting that this matter be deferred to a Regular Council meeting in January.

MOVED by Ald. Harcourt

THAT the request for deferral of this matter to a Regular Council meeting in January be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Rentex

Council noted a letter dated November 28, 1978, from the principals of Rentex requesting an opportunity to address Council on the report of the Standing Committee on Community Services dated November 2, 1978, on proposed amendments to By-law No. 4790.

MOVED by Ald. Bellamy

THAT the delegation request be approved and arrangements be made for Messrs. R.J. Carstairs and C. Haight of Rentex to appear before Council in January.

- CARRIED UNANIMOUSLY

2. Sale of Property -
10th Avenue and Discovery Street

Mrs. D. Gillis, Chairman, Building and Planning Committee, West Point Grey Community Association, in a letter dated December 7, 1978, referred to the fact that the property at the N/W corner of 10th Avenue and Discovery will be placed on the market in the near future.

The Association requested that the City refer the purchase of this property for a community gymnasium for the West Point Grey area to the Property Endowment Fund Board for its consideration.

MOVED by Ald. Puil

THAT the communication from the West Point Grey Community Association be received and no further action be taken.

- CARRIED

(Aldermen Brown and Harcourt opposed.)

3. Highland Restaurant -
Operation

Council noted a letter from Mr. A.K. Thompson, Lawyer for Tops 24 Restaurant, commenting on the fact that the adjacent Highland Restaurant does not provide sufficient parking spaces for its customers who, therefore, use the Tops 24 Restaurant parking.

Mr. Thompson claimed that the Highland Restaurant is operating in contravention of its City of Vancouver Development Permit. It was also noted that this Development Permit contravention is currently before the Courts.

Mr. Thompson had requested an opportunity to address Council this day on this matter. Also before Council was a letter dated

Cont'd . . .

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COMMUNICATIONS OR PETITIONS (Cont'd)

Highland Restaurant -
Operation (Cont'd)

December 11, 1978, from the Solicitor for the Highland Restaurant in which he stated that because of short notice he was unable to appear before Council this day and requested that Council not approve Mr. Thompson's request to be heard at today's meeting.

Mr. Thompson addressed Council and advised that he had no objection to this matter being deferred to a meeting in January, 1979.

MOVED by Ald. Bellamy

THAT consideration of this matter be deferred to a meeting of Council early in January, 1979, at which time representatives of both the Highland Restaurant and Tops 24 Restaurant be given an opportunity of addressing Council.

- CARRIED UNANIMOUSLY

4. Rezoning of 5660 Yew Street

Council noted the following letter from Mr. R.A.W. Elliott with respect to his rezoning application relating to 5660 Yew Street:

"As a condition of rezoning we have agreed to dedicate the east four feet of the above lot to the City for lane purposes.

In that regard we understand that the dedication has not yet been registered.

Since we wish to have the by law enacted at your meeting of December 12, 1978 we request that there be an amendment to the by law. Such amendment would be to the effect that the rezoning be approved subject to the registration of the dedication. We would have no objection to the Director of Planning not issuing the Development Permit until the registration is completed.

We would appreciate your assistance on this matter."

Mr. R. Scobie of the Planning Department spoke to this letter and recommended that Condition 3 of the Council's former motion and reading in part as follows:

"The east four feet of Lot 3 of Lot 1 of Lot 6, Block 17, D.L. 526 is to be dedicated to the City for lane purposes to the satisfaction of the City Engineer and so registered in the Land Registry Office."

be amended to read:

"That prior to the issuance of a development permit the east four feet of Lot 3 of Lot 1 of Lot 6, Block 17, D.L. 526 is to be dedicated to the City for lane purposes to the satisfaction of the City Engineer and so registered in the Land Registry Office."

MOVED by Ald. Harcourt

THAT the amendment to Condition 3 of the former motion recommended by the Director of Planning and quoted above, be approved and the former motion be amended accordingly.

- CARRIED UNANIMOUSLY

Cont'd . . .

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COMMUNICATIONS OR PETITIONS (Cont'd)

5. Assignment of Strata Lot Leases
- False Creek Ground Leases

Council had for consideration the following memo dated December 12, 1978, from the Director of Legal Services:

"In the past this department has been requesting Council from time to time to authorize the Director of Legal Services to execute assignments of the strata lot leases created by the conversion of ground leases under the Strata Titles Act.

The City entered into two ground leases with Frank Stanzl Construction, both dated as of July 1, 1976, in respect of Air Space Parcels 1 and 3 of Lot 39, False Creek, Air Space Plan 4 respectively. Both leases were recently converted into strata lot leases and inadvertently we failed to make the usual request to authorize the Director of Legal Services to execute the assignments thereof.

It is urgent that Council ratify the actions of the Director of Legal Services in executing two assignments on December 6, 1978 (1) an assignment made between the said company and J.S.Ikeda in respect of Strata Lot 9, False Creek, Leasehold Strata Plan Vr551, and (2) an assignment made between the said company and B.H.Ott in respect of Strata Lot 26, False Creek, Leasehold Strata Plan Vr551, and adopt the following resolution:

' THAT effective December 6, 1978 the Director of Legal Services, or in his absence, an Assistant Director, be authorized to sign on behalf of the City the assignments of the leasehold interests in the strata lots made pursuant to the said ground leases and affix the seal of the City thereto. '

MOVED by Ald. Harcourt

THAT effective December 6, 1978 the Director of Legal Services, or in his absence, an Assistant Director, be authorized to sign on behalf of the City the assignments of the leasehold interests in the strata lots made pursuant to the said ground leases and affix the seal of the City thereto:

FURTHER THAT Council ratify the actions of the Director of Legal Services in executing the two assignments mentioned above.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT
DECEMBER 8, 1978

Works and Utility Matters
(December 8, 1978)

The Council considered this report which contains five clauses, identified as follows:

- Cl. 1. Tender 58-78-6 - Supply and Delivery of Mineral Aggregate
- Cl. 2. Local Improvement - Correction of Property Owners' Share (Underground Wiring on Hastings and Burrard)
- Cl. 3. Storm Drainage from University Endowment Lands to City Sewers.
- Cl. 4. Cancellation of Local Improvement Charges re Lane Lighting (Lane North of Hastings, from Howe to 136 Feet West)
- Cl. 5. Chinatown Streetscape Improvement Project.

Clauses 1, 2, 3, 4 and 5

MOVED by Ald. Brown,

THAT the recommendations of the Committee contained in Clauses 1, 2, 3 and 4 be approved and Clause 5 be received for information.

- CARRIED UNANIMOUSLY

Social Service & Health Matters
(December 8, 1978)

The Council considered this report which contains two clauses, identified as follows:

- Cl. 1. Transfer of Metropolitan Board of Health Staff to Home Care Program, City of Vancouver.
- Cl. 2. Keeping of Chickens, 2406 West 1st Avenue

Clause 1

MOVED by Ald. Gerard,

THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Clause 2

MOVED by Ald. Bellamy,

THAT consideration of this Clause be deferred pending a report from the Medical Health Officer at the 'In Camera' meeting later this day.

- CARRIED UNANIMOUSLY

For Council action see page 20.

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CITY MANAGER'S REPORTS (cont'd)

Building and Planning Matters
(December 8, 1978)

The Council considered this report which contains ten clauses, identified as follows:

- Cl. 1. Grandview-Woodland N.I.P. - Victoria Park Improvements.
- Cl. 2. Rezoning Application: 6905 Victoria Drive
- Cl. 3. Downtown Eastside N.I.P. Appropriation: Projects to Encourage Employment.
- Cl. 4. Mount Pleasant N.I.P. - Litter Containers
- Cl. 5. Grandview-Woodland N.I.P. - Garden Park Improvements.
- Cl. 6. Grandview-Woodland N.I.P. - St. Francis School Gymnasium Proposal
- Cl. 7. Champlain Heights Enclave 14: Subdivision and Terms of Lease
- Cl. 8. Champlain Heights - Enclave 15: Conditions and Standards of Development.
- Cl. 9. Champlain Heights Enclave 15: Lease Adjustment
- Cl. 10. Champlain Heights - Phase II: Specific Conditions of Development.

Clauses 1, 3, 4, 5, 6,
8, 9 and 10

MOVED by Ald. Gibson,

THAT the recommendations of the City Manager contained in Clauses 1, 3, 4, 5, 6, 8, 9 and 10 be approved.

- CARRIED UNANIMOUSLY

Rezoning Application - 6905 Victoria
Drive (Clause 2)

It was agreed to defer consideration of this Clause pending the hearing of a delegation from Mr. Cigic later this day.

(For Council action see page 13.)

Champlain Heights - Enclave 14
Subdivision & Terms of Lease (Clause 7)

The Champlain Heights Project Manager advised Council that the main issue was whether or not the lease of this property to the Royal Arch Masons Society should contain a right of first refusal to lease the lands and buildings on the terms and conditions specified by the City at the time of termination of the lease.

Mr. Harold Johnson, Secretary, The Society of Royal Arch Masons, addressed Council and stated his organization considered it reasonable to have the lease agreement contain a renewal clause or have right of first refusal as part of the lease terms.

The Director of Finance stated his objection to this course of action was that it would add another complexity to the lease and would not give any real advantage to the Royal Arch Masons. In his opinion, Council should have the complete unfettered ability to take whatever action is desirable on expiration of a lease.

MOVED by Ald. Harcourt,

THAT the request of the Society of Royal Arch Masons that the lease of part of Enclave 14 in Champlain Heights by the City of Vancouver to the Society contain a renewal clause or a right of first refusal to lease the lands and buildings on the terms and conditions specified by the City at the time of expiration of the lease, be not approved.

- CARRIED UNANIMOUSLY

cont'd....

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CITY MANAGER'S REPORTS (cont'd)

Building & Planning Matters
(December 8, 1978) (cont'd)

Champlain Heights - Enclave 14 Subdivision
& Terms of Lease (Clause 7) (cont'd)

MOVED by Ald. Harcourt,
THAT

- (a) Council grant authority to sub-divide Enclave 14,
(Lot 19, Parcel A, District Lot 335, Group 1, New
Westminster District Plan 14593) into two portions:
 - (i) the northern portion to be approximately 1.59 acres
 - (ii) the southern portion to be approximately 2 acres.
- (b) Council offer to lease the southern portion of Enclave
14 to the Society of Royal Arch Masons, for the term
set out in Appendix A of this report and the rent to
be \$325,000 prepaid, PROVIDED HOWEVER, the final lease
shall be to the satisfaction of the Director of Finance
and the Director of Legal Services; BUT, this offer to
lease may only be accepted by the Society of Royal Arch
Masons signing the lease as presented by the Director
of Legal Services.

- CARRIED UNANIMOUSLY

(Appendix A referred to on file
in the City Clerk's Office)

MOVED by Ald. Ford,

THAT the City request the Provincial Ministry of Health to
cover the cost of the 35% write-down on this land as the facility
proposed for the site is a Provincial responsibility.

- LOST

(Aldermen Bellamy, Brown, Gerard, Gibson, Harcourt,
Kennedy, Marzari, Puil and the Mayor opposed)

MOVED by Ald. Gibson

THAT the City initiate policy discussions with the
Provincial Government on -

- (a) write-down of land costs on authorized community
care facilities;
- (b) property tax exemption on community care facilities.

- CARRIED UNANIMOUSLY

During consideration of the above item, the Mayor referred
to the fact that Alderman Bellamy is a member of the Royal Arch
Masons; however the Mayor indicated he did not consider this to
be a conflict of interest.

Licenses & Claims Matters
(December 8, 1978)

Licensing Lotteries and
Bingo (Clause 1)

MOVED by Ald. Kennedy,

THAT the recommendation of the City Manager contained in
this Clause be approved.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S REPORTS (cont'd)

Fire & Traffic Matters
(December 8, 1978)

Free Downtown Bus Service
(Clause 1)

MOVED by Ald. Kennedy,

THAT Council continue funding the FreeBus operation from January 1, 1979, to April 1, 1979. City staff initiate discussions with the UTA and GVRD to take over the service on April 1, 1979, on a negotiated cost-sharing basis. Funding of the service between January 1 and April 1, 1979, will be cost-shared between the downtown merchants and the City. If an acceptable cost-sharing formula is not achieved by January 31, 1979, the FreeBus service will be cancelled from February 1, to April 1, 1979.

- CARRIED UNANIMOUSLY

Finance Matters
(December 8, 1978)

The Council considered this report, which contains eleven clauses, identified as follows:

- Cl. 1. Auto Allowances
- Cl. 2. Taxes - City Facilities at 7th Avenue and Laurel
- Cl. 3. Printing Branch Replacement Equipment
- Cl. 4. Britannia Operating Agreement
- Cl. 5. Investment Matters (Various Funds) August 1978
- Cl. 6. Investment Matters (Various Funds) September 1978
- Cl. 7. Investment Matters (Various Funds) October 1978
- Cl. 8. 1979 Street Decorations
- Cl. 9. Analysis of 1978 Property Tax Roll for
Single-Family Residences
- Cl.10. Construction Cost Overruns
- Cl.11. Police Compound Attendants.

Clauses 1, 2, 3, 4, 5,
6, 7, 8 and 9

MOVED by Ald. Brown,

THAT the recommendations of the City Manager contained in Clauses 1, 2, 3, 4, 5, 6, 7 and 8 be approved and Clause 9 be received for information.

- CARRIED UNANIMOUSLY

cont'd....

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CITY MANAGER'S REPORTS (cont'd)

Finance Matters
(December 8, 1978) (cont'd)

Construction Cost Overruns
(Clause 10)

The City Architect answered questions from Council on the recommendations contained in this clause and the reasons for same.

MOVED by Ald. Gibson,

THAT recommendations A, B, C and D of the Director of Civic Buildings contained in this Clause be approved after amending recommendation D to read as follows:

- "D. That all Departments, Boards, Committees or other such organizations that have the responsibility for projects for which the City has committed funds shall report to Council as soon as possible when there are indications that the project is likely to exceed the set budget by 5%."

- CARRIED UNANIMOUSLY

(Underlining denotes amendment)

Police Compound Attendants
(Clause 11)

Deputy Chief Constable Stewart put forward reasons why the Chief Constable and City Engineer were recommending as follows:

- "A. Three temporary Compound Attendant positions be transformed into permanent positions.
- B. One temporary Compound Attendant position be retained for a further six months pending further investigation into modified Police vehicle fleet management systems. In conjunction with this system study it should be determined if there is an opportunity to utilize the remaining temporary Compound Attendant's time fully.
- C. Methods and procedures followed by the Compound Attendants be modified to minimize issue time and general workload.

The increase in yearly cost of the above recommendations is:

3.5 x yearly salaries, Pay Grade 10	-	\$37,000
Plus 12.5% fringe benefits	-	4,625
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Total yearly cost	-	\$41,625 "
		<hr/> <hr/>

MOVED by Ald. Gibson,

THAT the present method of surveillance of the Police fleet equipment be continued pending a review of this matter by the 1979 Finance Committee within six months.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S REPORTS (cont'd)

Personnel Matters
(December 8, 1978)

The Council considered this report, which contains two clauses, identified as follows:

- Cl. 1. "Decision Dynamics/79" Seminar
- Cl. 2. Janitorial Staff for the East Wing, City Hall

Clauses 1 and 2

MOVED by Ald. Bellamy,

THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Property Matters
(December 8, 1978)

The Council considered this report, which contains thirteen clauses, identified as follows:

- Cl. 1. Taylor Street - Lease Agreement
- Cl. 2. Extension of Lease - Mount Pleasant N.I.P. Site Office - 670 East Broadway.
- Cl. 3. Sale of Industrially-zoned Property - Intersection of Malkin and Atlantic Streets
- Cl. 4. Request by Uptown Kiwanis Senior Citizens Housing Society for an easement over Lot 35, False Creek.
- Cl. 5. Lease of Coffee Shop at Britannia Community Services Centre
- Cl. 6. Rental Review - Parking Lot - 1500 West 3rd Avenue
- Cl. 7. Rent Review - Lot 25, Block 105, D.L.541 - 1200 Block Homer Street
- Cl. 8. Rental Review - 2131 Burrard Street - Daycor West Accessories Ltd.
- Cl. 9. Exchange of City-Owned Lot for Privately-Owned Lot on Boundary Road, South of 29th Avenue.
- Cl.10. Chinese Cultural Centre - Land Lease Agreement
- Cl.11. Manhattan Apartments - 784 Thurlow Street
- Cl.12. Demolition of 615 and 635 Burrard Street and Commencement of Park Construction
- Cl.13. Purchase of Properties at 29th Avenue and Nanaimo Street for Road Widening Purposes

Clauses 1, 2, 3, 4, 5,
6, 7, 8 and 9

MOVED by Ald. Puil,

THAT the recommendations of the City Manager contained in Clauses 1, 2, 3, 4, 5, 6, 7, 8 and 9 be approved.

- CARRIED UNANIMOUSLY

Clause 10

MOVED by Ald. Harcourt,

THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

cont'd....

CITY MANAGER'S REPORTS (cont'd)

Property Matters
(December 8, 1978) (cont'd)

Manhattan Apartments - 784 Thurlow
Street (Clause 11)

MOVED by Ald. Harcourt,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Demolition of 615 and 635 Burrard Street
and Commencement of Park Construction
(Clause 12)

MOVED by Ald. Ford,
THAT the building situated at 635 Burrard Street be retained
to permit the City to recover a portion of the cost of this site
through rental of the premises.

- LOST

(Aldermen Bellamy, Gerard, Gibson, Kennedy, Puil and
the Mayor opposed)

MOVED by Ald. Puil,
THAT the recommendation of the City Manager contained in
this Clause be approved.

- CARRIED

(Aldermen Brown, Ford, Harcourt and Marzari opposed)

Purchase of Properties at 29th Avenue
& Nanaimo Street for Road Widening Purposes
(Clause 13)

Council noted that a report of the Standing Committee on
Transportation dated November 23, 1978, also refers to this
matter and it was agreed to defer consideration of this clause
of the Manager's report to later in the meeting when Report
XIII is before Council.

(See page 19 for Council action.)

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CIVIC RECOGNITION

At this point in the proceedings, Council recognized the
following long service employees who have retired in 1978, and
the Mayor presented each one with a signed certificate acknowledging
their services:

Torgney E. Alsterlund	Harry Cooper
John W. Andrews	Donald A. Harris
Charles D. Collins	Hugh John Fuller
Stanley Geib	Douglas H. Little
Terence Hannigan	William Martin
Norman Holland	Thomas Milsted
Harold W. Irlam	Edmund A. Novak
William J. Brown	Elmer J. Pecor
O. Robert Chamberlain	Elsie White

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The Council recessed at approximately 4:15 p.m. and following
an 'In Camera' meeting in the Mayor's Office, reconvened at
approximately 4:45 p.m. in the Council Chamber.

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DELEGATIONS1. Kensington Community Centre -
Funding for Additional Racquetball Courts

Council on November 21, 1978, agreed to hear representations from the Kensington Citizens N.I.P. Planning Committee on additional racquetball courts for the new Kensington Community Centre when the relative Manager's Report was before it.

Before Council for consideration was a City Manager Report dated December 4, 1978, in which the City Manager submitted for consideration the following issues:

A) Whether or not to build the additional two courts.

The total project is already much over budget. However, this particular expenditure generates sufficient revenues to repay its cost in the long run.

B) If it is to proceed, how should it be financed?

Appropriate sources are NIP reallocation or 1979 Supplemental Capital (Parks Board portion), but opposition has been expressed to both sources.

C) If it is to be built, when should it proceed?

The choices are:

- a) as soon as possible, so that it can be added to the present contract;
- b) when the present contractor has left the site, so that it can be tendered separately;
- c) after some years' experience with the use of the two courts now provided.

Mr. W. Strong, President of the Kensington Community Centre Association addressed Council and circulated a letter his Association had sent to the Area Planner stating that because of excessive costs that would now be encountered the Association does not wish to make any further requests for additional handball courts.

Mr. Strong stated that should the proposed two racquetball courts generate the revenue anticipated it may be possible in the future to consider two additional courts.

MOVED by Ald. Puil

THAT Council not approve the provision of two additional racquetball courts in the new Kensington Community Centre.

- CARRIED UNANIMOUSLY

DELEGATIONS AND CITY MANAGER'S REPORTS (Cont'd)

Building and Planning Matters
(December 8, 1978) (Cont'd)

Rezoning Application: 6905 Victoria Drive
(Clause 2)

In a Manager's Report dated December 8, 1978, the Director of Planning reported on a rezoning application from Mr. Frank Cigic requesting the property at 6905 Victoria Drive be rezoned from RT-2 to C-2 for the purpose of:

'a commercial building and three suites (2 one-bedroom and 1 two-bedroom).'

Cont'd . . .

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DELEGATIONS AND CITY MANAGER'S REPORTS (Cont'd)

Building and Planning Matters
(December 8, 1978) (Cont'd)

Rezoning Application: 6905 Victoria Drive
(Clause 2) (Cont'd)

In this report the Director of Planning recommended that this application be not approved and the City Manager recommended that the Director of Planning's recommendation be approved.

Mr. Cigic addressed Council and said that he had for many years been a self-employed fisherman. However, due to his health he is forced to consider other means of employment and therefore proposed to develop this property as a self-run fish market or delicatessen with residential accommodation above the store. He requested that Council approve his application.

MOVED by Ald. Puil

THAT the recommendation of the Director of Planning be approved and therefore this rezoning application be not approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (cont'd)

B. Monetary & Non-Monetary Compensation
for Heritage Designation

Mrs. J. Fleming, Chairman of the Heritage Advisory Committee, addressed Council on this matter and stated that the Committee has worked on methods of compensation for heritage designation for over 2½ years and would request that Council approve the recommendation of the City Manager contained in his report dated October 3, 1978.

MOVED by Ald. Puil,

THAT consideration of the City Manager's report dated October 3, 1978, be referred to the 1979 Council.

- CARRIED

(Aldermen Brown, Ford, Gibson and Marzari opposed)

C. Disposition of City Land -
22nd Avenue and Renfrew

MOVED by Ald. Gerard,

THAT the recommendation of the City Manager contained in his report dated December 1, 1978, be approved.

- CARRIED UNANIMOUSLY

D. Leisure Services Planning for
the Disabled in Vancouver City

MOVED by Ald. Ford,

THAT the recommendation of the City Manager contained in his report dated December 5, 1978, be approved.

- CARRIED

(Alderman Puil opposed)

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CITY MANAGER'S REPORTS (cont'd)

E. 1978 Park Board Budget
Reallocations

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager contained in
his report dated December 7, 1978, be approved.

- CARRIED UNANIMOUSLY

F. False Creek Phase 2, Area 6 -
Ground Lease Lot 46

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in
his report dated December 11, 1978, be approved.

- CARRIED UNANIMOUSLY

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At this point in the proceedings, Alderman Gibson requested
that Council reconsider its decision made at the Public Hearing
earlier this day with respect to the rezoning application for
3655 West 10th Avenue.

He stated that he had become aware of additional information
relative to the number of notices sent and the small number of
objections received.

MOVED by Ald. Harcourt,
THAT the rezoning application for 3655 West 10th Avenue be
reconsidered.

- CARRIED

(Aldermen Brown, Ford, Marzari and the Mayor opposed)

MOVED by Ald. Gibson,
THAT the rezoning application for 3655 West 10th Avenue be
approved subject to the *conditions set out by the Director of
Planning and before Council earlier this day, and Sign By-law
No. 4810 to establish sign regulations for the newly established
CD-1 By-law, be amended;

FURTHER THAT the Director of Legal Services be instructed
to bring forward the appropriate amending By-laws.

- CARRIED

(Aldermen Brown, Ford, Marzari and the Mayor opposed)

(* On File in City Clerk's Office)

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STANDING COMMITTEE REPORTS

I. Report of Standing Committee
on Community Services
(November 23, 1978)

The Council considered this report which contains six clauses, identified as follows:

- Cl. 1: Sale of Surplus City Furniture and Equipment - Connection
- Cl. 2: Ferrera Court Apartments, 504 East Hastings Street
- Cl. 3: Hildon Hotel, 50 West Cordova Street
- Cl. 4: Restoration of Utility Services in Multiple Dwellings
- Cl. 5: Extension of "Pub" Hours - Blue Boy Motor Hotel, 725 S.E. Marine Drive
- Cl. 6: Mac's Milk Store, 1055 Denman Street

Clauses 1, 2, 3, 4, 5 and 6

MOVED by Ald. Bellamy,

THAT Clauses 1 and 2 be received for information and the recommendations of the Committee contained in Clauses 3, 4, 5 and 6 be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee
on Planning and Development
(November 23, 1978)

The Council considered this report which contains four clauses, identified as follows:

- Cl. 1: Monthly Status Report on Rezoning Applications
- Cl. 2: Central Area Pedestrian Weather Protection
- Cl. 3: Shaughnessy Planning Proposals : Program for Implementation
- Cl. 4: View Corridor - North End of Hornby Street

Clauses 1, 2, 3 and 4

MOVED by Ald. Harcourt,

THAT the recommendations of the Committee contained in Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee
on Transportation
(November 23, 1978)

The Council considered this report which contains two clauses, identified as follows:

- Cl. 1: Free-Bus Study
- Cl. 2: Champlain Heights Transit Service

Clauses 1 and 2

MOVED by Ald. Kennedy,

THAT the recommendation of the Committee contained in Clause 1 be approved and Clause 2 be received for information.

- CARRIED UNANIMOUSLY

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STANDING COMMITTEE REPORTS (cont'd)

IV. Report of Standing Committee
on Finance & Administration,
November 23, 1978

Quarterly Review of Operating Budget
Revenues and Expenditures as at
September 30, 1978 (Clause 1)

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in
this Clause be approved.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee
on Community Services
(November 30, 1978)

The Council considered this report which contains four clauses,
identified as follows:

- Cl. 1: Request for Land -
Vancouver Neurological Centre
- Cl. 2: Lodging House at 634 East Georgia Street
- Cl. 3: The Brock House Society
- Cl. 4: Rory's Towing Limited

Clauses 1 and 2

MOVED by Ald. Ford,
THAT the recommendations of the Committee contained in
Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

The Brock House Society
(Clause 3)

MOVED by Ald. Puil,
THAT consideration of this Clause be referred to the 1979
Council.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson,
Harcourt, Kennedy, Marzari and the Mayor opposed)

MOVED by Ald. Ford,
THAT the recommendations of the Committee contained in
this Clause be approved.

- CARRIED BY THE
REQUIRED MAJORITY

(Alderman Puil opposed)

Rory's Towing Limited
(Clause 4)

MOVED by Ald. Ford,
THAT the recommendation of the Committee contained in
this Clause be approved;

FURTHER THAT this show cause hearing be held on
January 9, 1979.

- CARRIED UNANIMOUSLY

Regular Council, December 12, 1978 17

STANDING COMMITTEE REPORTS (cont'd)

VI. Report of Standing Committee
on Planning and Development
(November 30, 1978)

The Council considered this report which contains two clauses, identified as follows:

- Cl. 1: Relocation of Firehall #22 (Marpole)
- Cl. 2: Townhouses in RT-2 and RT-2A Areas

Clauses 1 and 2

MOVED by Ald. Gibson,

THAT the recommendation of the Committee contained in Clause 1 be approved and Clause 2 be received for information.

- CARRIED UNANIMOUSLY

VII. Report of Standing Committee
on Finance and Administration
(November 30, 1978)

The Council considered this report which contains three clauses, identified as follows:

- Cl. 1: New Permanent Full-time Salaried Positions -
July 1 to October 31, 1978
- Cl. 2: Hodson Manor
- Cl. 3: Champlain Heights - Areas E and F, Phase 2
Financing and Budget Report

Clauses 1, 2 and 3

MOVED by Ald. Brown,

THAT Clause 1 be received for information and the recommendations of the Committee contained in Clauses 2 and 3 be approved.

- CARRIED UNANIMOUSLY

VIII. Report of Standing Committee
on Finance & Administration,
December 7, 1978

Departmental Review -
Library Board (Clause 1)

MOVED by Ald. Brown,

THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

IX. Report of Standing Committee
on Finance & Administration,
December 7, 1978

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Concert Box Offices - Cultural Grant
- Cl. 2: Stanley Park Seawall Pedestrian Cycle Path
- Cl. 3: Park Board Departmental Review

cont'd....

Regular Council, December 12, 1978 13

STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee
on Finance & Administration,
December 7, 1978 (cont'd)

Clauses 1 and 3

MOVED by Ald. Brown,

THAT the recommendations of the Committee contained in
Clauses 1 and 3 be approved.

- CARRIED UNANIMOUSLY

(Clause 1 was Carried Unanimously and by the Required Majority)

Stanley Park Seawall Pedestrian
Cycle Path (Clause 2)

MOVED by Ald. Kennedy,

THAT consideration of this Clause be deferred for
discussion between the 1979 Finance Committee and the Park
Board on possible solutions to this matter.

- CARRIED UNANIMOUSLY

X. Report of Standing Committee
on Transportation
(December 7, 1978)

The Council considered this report which contains four clauses,
identified as follows:

- Cl. 1: Request for Traffic Signal:
West King Edward Avenue and Blenheim Street
- Cl. 2: Champlain Heights - Transit Service
- Cl. 3: Review of Traffic Conditions: Davie and Bute
- Cl. 4: Revenue Sharing Act: Roadway Improvements

Clauses 1, 3 and 4

MOVED by Ald. Kennedy,

THAT the recommendations of the Committee contained in
Clauses 1, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

Clause 2

During consideration of this clause, the City Manager advised
that he had just received a letter dated December 12, 1978, from
the Burnaby Council advising that it endorsed the proposed
temporary extension of the #26 Boundary Road route service as it
applies to Burnaby.

Council also noted a request from the Killarney/Champlain
Citizens for Action Association to address Council on this matter.

MOVED by Ald. Kennedy,

THAT recommendations A, B, C and D of the Committee contained
in this Clause be approved.

(A, C & D Deferred)

MOVED by Ald. Harcourt,

THAT recommendations A, C and D of the Committee be deferred
pending the hearing of representations from citizens in the area.

- CARRIED

(Aldermen Gerard, Kennedy and Puil opposed)

Recommendation B of the Committee was then put and CARRIED
UNANIMOUSLY.

Regular Council, December 12, 1978 19

SPECIAL COMMITTEE REPORTS

XI. Report of Council Committee
on the Disabled,
December 4, 1978

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Transportation for the Disabled
- Cl. 2: Taxi Service for the Disabled

Clause 1

During consideration of this clause, Council noted a letter dated September 19, 1978, from Mrs. Shirley Card noting a cut-back in service of the Easter Seal Society buses due to an increased deficit.

MOVED by Ald. Ford,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Clause 2

MOVED by Ald. Ford,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

XII. Report of Council Committee
on the Arts,
December 6, 1978

Heritage Festival Society
Budget (Clause 1)

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
THAT consideration of this Clause be deferred to the first meeting of the 1979 Finance Committee.

- LOST

(Aldermen Brown, Ford, Gibson, Harcourt, Marzari
and the Mayor opposed)

STANDING COMMITTEE & CITY MANAGER'S REPORTS (cont'd)

Property Matters
(December 8, 1978) (cont'd)

Purchase of Properties at 29th Avenue &
Nanaimo Street for Road Widening Purposes
(Clause 13) (cont'd)

Earlier in the proceedings, Council had agreed to defer consideration of this clause of the Manager's report until the report of the Standing Committee on Transportation was before it.

MOVED by Ald. Kennedy,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

cont'd....

Regular Council, December 12, 1978 20

STANDING COMMITTEE & CITY MANAGER'S REPORTS (cont'd)

XIII. Report of Standing Committee
on Transportation,
November 23, 1978

Acquisition of Property -
4725 Nanaimo Street (Clause 1)

MOVED by Ald. Kennedy,
THAT the recommendation of the Committee contained in
this Clause be approved.

- CARRIED UNANIMOUSLY

SPECIAL COMMITTEE REPORTS (cont'd)

XIV. Report of the Vancouver Civic
Theatres Board,
December 8, 1978

Present and Future Role of the
Vancouver Civic Theatres Board

MOVED by Ald. Puil,
THAT consideration of this report be referred to the City
Manager for report to a future meeting of Council following
discussions with the Director of Finance and the Director of
Legal Services.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (cont'd)

Social Service & Health Matters
(December 8, 1978) (cont'd)

Keeping of Chickens - 2406 West 1st
Avenue (Clause 2) (cont'd)

Council earlier this day deferred consideration of this
clause pending a report from the Medical Health Officer.

MOVED by Ald. Gibson,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
SECONDED by Ald. Gibson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

Regular Council, December 12, 1978 21

The order of the agenda was changed to consider the following formal resolution.

MOTIONS

- A. Allocation of Land for Lane Purposes
(E4' of Lot 3 of Lot 1 of Lot 6,
Block 17, D.L. 526, Plan 3564 - 5660
Yew Street)

MOVED by Ald. Kennedy,
 SECONDED by Ald. Gerard,

THAT WHEREAS the registered owners have conveyed to the City of Vancouver for lane purposes the

East four feet (E4') of Lot 3 of Lot 1 of Lot 6,
 Block 17, District Lot 526, Plan 3564

deposited in the Land Registry Office in the City of Vancouver, Province of British Columbia;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said land for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same is hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4387
BEING THE HEALTH BY-LAW

MOVED by Ald. Bellamy
 SECONDED by Ald. Ford

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Bellamy
 SECONDED by Ald. Ford

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 3614
BEING THE LOCAL IMPROVEMENT
PROCEDURE BY-LAW

MOVED by Ald. Brown
 SECONDED by Ald. Ford

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Brown
 SECONDED by Ald. Ford

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

3. BY-LAW TO AMEND BY-LAW NO. 3575
BEING THE ZONING AND DEVELOPMENT
BY-LAW (5660 Yew Street)

MOVED by Ald. Puil

SECONDED by Ald. Harcourt

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil

SECONDED by Ald. Harcourt

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Aldermen Gibson and Kennedy were excused from voting on this By-law)

4. BY-LAW TO AMEND BY-LAW NO. 4810
BEING THE SIGN BY-LAW
(5660 Yew Street)

MOVED by Ald. Harcourt

SECONDED by Ald. Puil

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Harcourt

SECONDED by Ald. Puil

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Aldermen Gibson and Kennedy were excused from voting on this By-law)

5. BY-LAW TO AMEND BY-LAW NO. 3575
BEING THE ZONING AND DEVELOPMENT
BY-LAW (5670 Yew Street)

MOVED by Ald. Puil

SECONDED by Ald. Harcourt

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil

SECONDED by Ald. Harcourt

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Aldermen Gibson and Kennedy were excused from voting on this By-law)

Regular Council, December 12, 1978 23

BY-LAWS (cont'd)

6. BY-LAW TO AMEND BY-LAW NO. 4810,
BEING THE SIGN BY-LAW (5670 Yew Street)

MOVED by Ald. Harcourt,
SECONDED by Ald. Puil,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Puil,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Aldermen Gibson and Kennedy were excused from voting on this By-law)

7. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW (3655 West 10th Avenue)

MOVED by Ald. Gibson,
SECONDED by Ald. Bellamy,

THAT the By-law be introduced and read a first time.

- CARRIED

(Aldermen Brown, Ford, Marzari and the Mayor opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Gibson,
SECONDED by Ald. Bellamy,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Aldermen Brown, Ford, Marzari and the Mayor opposed)

8. BY-LAW TO AMEND BY-LAW NO. 4810,
BEING THE SIGN BY-LAW (3655 West
10th Avenue)

MOVED by Ald. Gibson,
SECONDED by Ald. Bellamy,

THAT the By-law be introduced and read a first time.

- CARRIED

(Aldermen Brown, Ford, Marzari and the Mayor opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Gibson,
SECONDED by Ald. Bellamy,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Aldermen Brown, Ford, Marzari and the Mayor opposed)

MOTIONS (cont'd)

- B. Allocation of Land for Lane Purposes
(S3' of Lot 18 of Subdivision 'C',
Block 159, D.L. 264A, Plans 1143 & 1771)

MOVED by Ald. Kennedy,
SECONDED by Ald. Gerard,

THAT WHEREAS the registered owners have conveyed to the
City of Vancouver for lane purposes the

South 3 feet of Lot 18 of Subdivision 'C', Block 159,
District Lot 264A, Plans 1143 and 1771

deposited in the Land Registry Office in the City of Vancouver,
Province of British Columbia;

AND WHEREAS it is deemed expedient and in the public
interest to accept and allocate the said land for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so
conveyed be, and the same is hereby accepted and allocated for
lane purposes and declared to form and to constitute portion of
a lane.

- CARRIED UNANIMOUSLY

- C. Allocation of Land for Lane Purposes
(N10' of each of Lots 11, 12, 13 and
14, Block 317, D.L. 526, Plan 590)

MOVED by Ald. Kennedy,
SECONDED by Ald. Gerard,

THAT WHEREAS the registered owner has conveyed to the
City of Vancouver for lane purposes the

North 10 feet of each of Lots 11, 12, 13 and 14,
Block 317, District Lot 526, Plan 590

deposited in the Land Registry Office in the City of Vancouver,
Province of British Columbia;

AND WHEREAS it is deemed expedient and in the public
interest to accept and allocate the said land for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so
conveyed be, and the same is hereby accepted and allocated for
lane purposes and declared to form and to constitute portion of
a lane.

- CARRIED UNANIMOUSLY

- D. Allocation of Land for Lane Purposes
(S10' of Lot 7, Block 300'A', D.L.
526, Plan 1058)

MOVED by Ald. Kennedy,
SECONDED by Ald. Gerard,

THAT WHEREAS the registered owners have conveyed to the
City of Vancouver for lane purposes the

South 10 feet of Lot 7, Block 300'A', District Lot
526, Plan 1058

deposited in the Land Registry Office in the City of Vancouver,
Province of British Columbia;

AND WHEREAS it is deemed expedient and in the public
interest to accept and allocate the said land for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so
conveyed be, and the same is hereby accepted and allocated for
lane purposes and declared to form and to constitute portion of
a lane.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

- E. Allocation of Land for Lane Purposes
(S10' of Lot 9, Block 282, District
Lot 526, Plan 1058)

MOVED by Ald. Kennedy,
 SECONDED by Ald. Gerard,

THAT WHEREAS the registered owners have conveyed to the
 City of Vancouver for lane purposes the

South 10 feet of Lot 9, Block 282, District Lot 526,
 Plan 1058

deposited in the Land Registry Office in the City of Vancouver,
 Province of British Columbia;

AND WHEREAS it is deemed expedient and in the public
 interest to accept and allocate the said land for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so
 conveyed be, and the same is hereby accepted and allocated for
 lane purposes and declared to form and to constitute portion of
 a lane.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion submitted by Alderman
 Kennedy was recognized by the Chair:

1. Senior Citizens' Information
Centre at City Hall

MOVED by Ald. Kennedy,

THAT WHEREAS there are approximately 65,000 senior citizens,
 aged 65 years and over, presently living in the City of Vancouver;

AND WHEREAS the actual numbers of senior citizens as well as
 their ratio to the population as a whole is expected to increase
 considerably over the next 25 years;

AND WHEREAS health, housing, recreation and social services,
 Federal and Provincial pensions and programs, SAFER, GAIN and a
 host of other services, programs and facilities for senior
 citizens are provided under a myriad of Governmental and private
 auspices;

AND WHEREAS senior citizens in Vancouver often encounter
 difficulties in obtaining full and complete information about
 such services, program and facilities available to them;

THEREFORE BE IT RESOLVED THAT this Council request the
 Director of Social Planning to examine the need for and feasibility
 of locating a Senior Citizens' Information Centre at City Hall
 through co-operation with existing information services in the
 City and to report back to City Council.

(Notice)

Regular Council, December 12, 1978 26

ENQUIRIES AND OTHER MATTERS

Alderman Marzari -
Election of 1979
G.V.R.D. Directors

referred to the need for the present Vancouver representatives on the Greater Vancouver Regional District to elect directors for 1979.

MOVED by Ald. Marzari,
SECONDED by Ald. Harcourt,

THAT Council authorize its existing members on the Greater Vancouver Regional District Board to actively participate and vote as they choose in the activities of the G.V.R.D. Board on December 13, 1978, including election of new directors to the 1979 Board.

- CARRIED UNANIMOUSLY

Alderman Puil -
Glad Tidings Temple
3456 Fraser Street

enquired whether or not it was intended that Council members vote on the proposed extension of the Glad Tidings Temple at the information meeting on December 17, 1978.

The Mayor advised that this is a public information meeting not a Council meeting and therefore no votes will be taken.

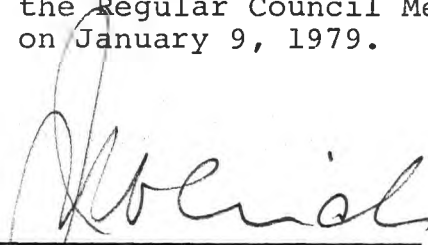
The Mayor thanked all members of Council for their services to the City and the citizens of Vancouver during their term of office.

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The Council adjourned at approximately 6:30 p.m.

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The foregoing are Minutes of the Regular Council Meeting of December 12, 1978, adopted on January 9, 1979.



MAYOR



CITY CLERK

MANAGER'S REPORTDATE December 4, 1978

TO: Vancouver City Council

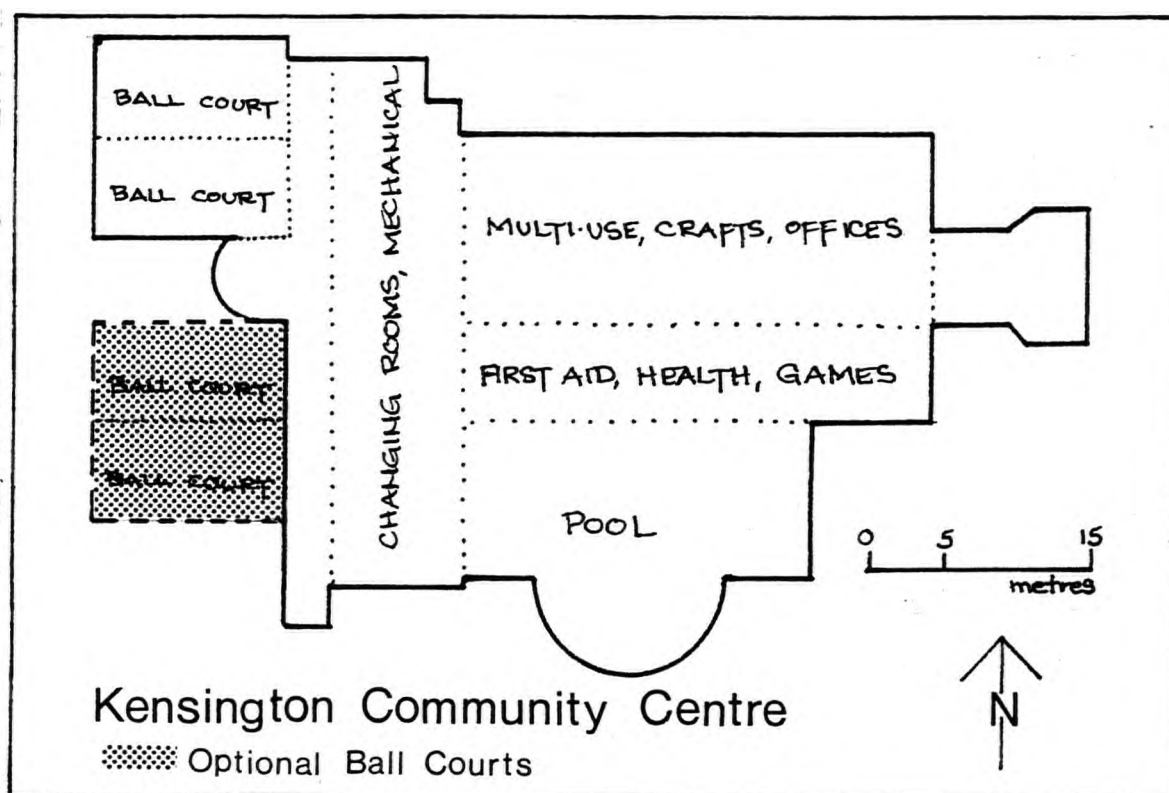
SUBJECT: Kensington Community Centre - Funding for Additional Racquetball Courts

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"I BACKGROUND

Construction of the new Kensington Community Centre began in August of this year. The \$1.8 million construction budget comes from the Federal Government (\$850,000), the Provincial Government (\$400,000), the City (\$150,000) and Kensington N.I.P. (\$400,000). The main components of the new community centre include a recreation size swimming pool, whirlpool, exercise room, crafts and meeting rooms and two racquetball courts.



The building was originally designed to include four racquetball courts. The approved Development Permit and Building Permit would permit the construction of the four courts. It was realized that this would not be possible within the original budget. Therefore, when the project was put out to tender in June, only two racquetball courts were called for. However, now that the community centre is under construction, it is appropriate to determine the relative priority for funding the additional racquetball courts, as costs will only continue to increase in the future.

The purpose of this report is to provide City Council with the opportunity of considering the provision of additional racquetball courts for the Kensington Community Centre. This report outlines the main costs associated with the courts and also outlines the position of the main citizen and civic groups: Kensington Citizens' N.I.P. Planning Committee, Kensington Community Centre Association, Park Board and the Director of Planning.

II COSTS

The original tender price for two extra courts, as quoted by the firm that was awarded the contract, was \$103,070 (June, 1978). The contractor has provided a revised estimate of \$150,558, which was valid until October 31, 1978. The cost for providing the additional courts will increase over time due to inflation and the fact that the construction of courts will be more difficult as time passes. The costs quoted by

the existing contractor may be reduced however, by putting the project out to competitive public tender. It would not be possible to have another contractor on site until such time as the current contract is completed. This is expected in July of next year.

Park Board experience with racquetball courts has shown that the Board currently receives an average of \$10,000 revenue per court per year. These revenues from racquetball courts can be considered as offsetting costs of operating a community centre facility. Park Board staff are projecting a net annual operating cost for the new Kensington Community Centre and continued operation of the existing structure at approximately \$150,000 with two racquetball courts. This amount could be reduced to approximately \$130,000 if four racquetball courts were developed.

III POSSIBLE FUNDING SOURCES

The following indicate the major sources of possible funding for the additional racquetball courts:

1. Kensington Neighbourhood Improvement Program

Funds have not been set aside in the Kensington N.I.P. Concept Plan for the provision of two additional racquetball courts. Although it is possible to revise the Concept Plan to reflect altered priorities, the Kensington Citizens' N.I.P. Planning Committee does not feel that it can recommend such action at this time, at the expense of other projects (See IV 1.).

2. City Supplementary Capital - 1979

The funding of the two additional racquetball courts could be included as part of the 1979 Supplementary Capital Budget. The 1978 Council cannot approve the appropriation of funds from the 1979 Supplementary Capital Budget, but, can make a recommendation to the 1979 Council.

3. Park Board Capital - 1979

The funding of the two additional racquetball courts could be included as part of the Park Board 1979 Capital Budget request.

IV POSITIONS

The following summarizes the position of the main citizen and civic groups involved in this issue:

1. Kensington Citizens' N.I.P. Planning Committee

The Planning Committee has discussed recommending the use of N.I.P. funds for the construction of the additional racquetball courts. The Planning Committee has decided not to recommend the use of Kensington N.I.P. funds for this purpose at this time. Some of the comments included:

- the Concept Plan allocated funds for general improvements to Kensington Park and for high quality furnishings for the new community centre. Already \$400,000 has been approved to aid in the construction of the community centre and, with the additional funds budgeted for the park and related facilities, the Planning Committee feels that sufficient N.I.P. funds have been allocated at this time.
- experience has shown that many of the users of the racquetball courts will be non-Kensington residents and will come from a large drawing area; the intent of N.I.P. being to provide improved facilities for the Kensington residents.
- given that the revenue from any additional courts would reduce operating costs, while not necessarily providing an increased service to the Kensington community, the Planning Committee felt that either City or Park Board funds should be used.

2. Kensington Community Centre Association

Comments from the Kensington Community Centre Association will be presented to City Council verbally when this report is considered.

3. Park Board

At a Park Board meeting of November 27, 1978, the following resolution was passed:

THAT the Board advise the Kensington N.I.P. Committee that Park Board funding for two additional racquetball courts at the Kensington Community Centre out of the Board's 1979 capital funds would not be considered and reallocation of Kensington Park N.I.P. improvement funds to build the additional courts would not be appropriate.

4. Director of Planning

The Director of Planning advises that the provision of two additional racquetball courts would be desirable in adding increased facilities to the new community centre. However, he advises that this should not be a high priority for the use of Kensington N.I.P. funds, given that there are many items of greater concern at this time. Given the limited budgets for the Park Board and Supplementary Capital and the fact that two courts are being built, the Director of Planning would advise that civic money should not be used for the additional courts.

The Director of Planning submits the foregoing for the information of City Council when considering the delegations approved for December 12th."

The City Manager submits for CONSIDERATION the following issues:

A) Whether or not to build the additional two courts.

The total project is already much over budget. However, this particular expenditure generates sufficient revenues to repay its cost in the long run.

B) If it is to proceed, how should it be financed?

Appropriate sources are NIP reallocation or 1979 Supplemental Capital (Parks Board portion), but opposition has been expressed to both sources.

C) If it is to be built, when should it proceed?

The choices are:-

- 1) as soon as possible, so that it can be added to the present contract.
- 2) when the present contractor has left the site, so that it can be tendered separately.
- 3) after some years' experience with the use of the two courts now provided.

FOR COUNCIL ACTION SEE PAGE(S) 597

A-1

MANAGER'S REPORT, DECEMBER 8, 1978 (WORKS: A1 - 1)

WORKS & UTILITY MATTERSRECOMMENDATION1. Tender 58-78-6 - Supply and Delivery of Mineral Aggregate

Tenders for the above were opened on September 18, 1978 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"The working copy of the tabulation is on file in the Purchasing Agent's Office. Prices shown in this report include all taxes and charges.

This tender called for bids for the supply and delivery of thirteen types of mineral aggregates. Ten of these items were reported to Council on November 7, 1978. This report deals with the remaining three items which required further evaluation and testing.

In the past, delivery of certain items for which storage space was limited was achieved by combining these materials with other materials being delivered on the appropriate type of barge in order to make a full barge load. A review of the current aggregate plant space allocation in Cambie Yard indicates that it is not feasible to increase substantially the aggregate storage capacity in order to eliminate the necessity of delivering these items on a 'combination' load basis. As a result, the delivery of 'combination' loads of items 2 and 10 will be necessary for this tender.

Item 2 - 2.5-14 mm Clear Crushed Coarse Aggregate - to be delivered by self-unloading barge.

Bidder #1 would be supplying this material to the City on self-unloading barges in combination with the small quantity of other materials it has in this contract. The frequency of supply for the clear crushed coarse aggregate would, therefore, be dependent upon the delivery of complementary materials needed to make up a full barge load. Since there is only a small quantity of these complementary materials, the frequency of barge deliveries would not be adequate for our clear crushed coarse aggregate needs. This situation would impair the City's operations and result in higher costs to the City.

Bidder #2 (Lafarge Concrete Ltd.) and Bidder #3 (Argus Aggregate Ltd.) are not supplying any other materials delivered by a self-unloading barge and have concluded that it is not feasible for them to supply less than barge load quantities on the frequencies required. Consequently Bidder #4 (Construction Aggregate Ltd.) is the only supplier who can bring in the small quantities required on a regular basis by combining the required material with other materials being delivered by a self-unloading barge.

Item 10 - 5-10 mm Torpedo - To be delivered by regular barge.

The bid submitted by Bidder #1 (C.R. Aggregate Ltd.) does not meet specifications. Since this material must be delivered in small quantities in the same manner as Item #2, and Bidder #2 (Rivtow Straits Ltd.), Bidder #3 (Argus Aggregate Ltd.) and Bidder #4 (Lafarge Concrete Ltd.) are not supplying any other materials delivered by a regular barge they have concluded that it is not feasible for them to supply less than barge load quantities in the frequencies required. Bidder #5 (Construction Aggregates Ltd.) is the only supplier who can bring in the small quantities required by combining this material with other material being delivered by a regular barge.

Item 11 - 20 mm Minus Combined Crushed Aggregate - To be delivered by regular barge.

When local content is considered, Construction Aggregates Ltd. becomes the low bidder which is acceptable.

Based on the estimated quantities for Items #2 and #10, the recommended bids from Construction Aggregates Ltd. are \$6 600 and \$4 050 respectively more than the lowest acceptable bids. However, in view of the storage limitations that must be met, the best value to the City is achieved by accepting the proposed bids. Acceptance of the low bids would result in higher overall City costs and there would be no net savings.

MANAGER'S REPORT, DECEMBER 8, 1978 (WORKS: A1 - 2)

Clause No. 1 cont'd:

The City Engineer and Purchasing Agent recommend that the supply, delivery and unloading of Items #2, #10, and #11 be awarded to Construction Aggregates Ltd. at an estimated cost of \$62 250.00."

The City Manager RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

2. Local Improvement - Correction of Property Owners' Share
(Underground Wiring on Hastings and Burrard 439/78)

The City Engineer reports as follows:

"A Local Improvement project for the undergrounding of utility wires on Hastings Street and Burrard Street was undertaken in 1976, completed in 1977 and placed on the Tax Roll in 1978. It has been found that the Property Owners have been overcharged and this report deals with correction of the overcharge.

Under this program, the costs are shared among the Province, the Utility authorities and the Municipality. The 'Municipal' share, in turn, is divided between the Property Owners and the City-at-large. Because of the wide variation in the amount of utility wiring on a street, the Property Owners' rate is based on a 'typical or average' cost in their zoning.

The overcharge arose as follows:

- (i) Since the Property Owners' rate is based on a typical or average job, the sharing between the Property Owners and the City can vary widely. This was a relatively low cost job so the City's estimated share was relatively small.
- (ii) Again since the Property Owners' rates are based on a typical or average job, the variation between estimated and actual costs normally falls to the City's share.
- (iii) This project was completed below estimate and the difference, while not large in proportion, was more than the (relatively small) estimated City's share.

The result is that the amounts paid by the Province, the Utility authorities and the Property Owners total more than the total cost of the work - the City has a surplus on this project. The Property Owners' (line) rate, which was assessed at \$39.60 per foot should have been \$33.02 per foot.

The first year's payment for this project was on the 1978 Tax bills. Also one owner had paid his share in full. The following steps, therefore, are proposed to effect the correction:

I recommend that, because the amounts assessed against the specially benefited properties on Project 439/78 for Underground Wiring on Hastings and Burrard Streets have been found to be greater than justified by the actual cost of the work, relief be given under Section 67 of the Local Improvement Procedure By-Law as follows:

- a. The Collector of Taxes be instructed to enter on the Tax Roll for each of the years 1979 through 1992 the reduced special assessments as shown on the attached schedule;
- b. The real properties set out on the attached schedule be given this same reduction with respect to 1978 special assessments, either as a credit to the tax account or as a paid refund, as each owner may elect;
- c. The property which paid its share (co-ordinate 516.592.119.07, 1095 West Pender Street) be given a reduction of \$539.89, either as a credit to the tax account or as a paid refund as the owner may elect; and

MANAGER'S REPORT, DECEMBER 8, 1978 (WORKS: A1 - 3)

Clause No. 2 cont'd:

- d. \$12 213.21 be appropriated from 250/7901 Underground Wiring Capital - Unallocated, for the payment into the sinking fund to allow the reductions in (a) and for the payments in (b) and (c)."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

3. Storm Drainage from University Endowment Lands to City Sewers

The City Engineer reports as follows:

"N.D. Lea & Associates, acting as consulting engineers for the Ministry of Highways of the Province of British Columbia, have requested permission to drain a portion of 16th Avenue from approximately 600 feet west of Blanca Street to the existing City storm sewers on Blanca Street. The City storm system is adequate to provide for this additional storm drainage. The necessary work will be done at no cost to the City.

I recommend that the City Engineer and the Director of Legal Services be directed to enter into an agreement with the Province of British Columbia to discharge storm water from the proposed four laning of 16th Avenue from 600 feet west of Blanca Street to Blanca Street."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

4. Cancellation of Local Improvement Charges re Lane Lighting
(Lane North of Hastings, from Howe to 136 Feet West)

The City Engineer reports as follows:

"In 1976 a lane light was installed as a local improvement project (Schedule 434 Item 60) on a B.C. Hydro wooden pole in the dead-end lane north of Hastings Street from Howe Street to 136 feet west. The charges for the project were added on the Tax Roll in 1977 to continue until 1986 (10 year repayment period)

In May this year after arrangements were made by the utility companies to service the adjacent buildings underground, the B.C. Hydro removed its aerial pole line on which the lane light was mounted. The luminaire and photocell have been salvaged and returned to the Electrical Stores. The value of this material can be used to offset part of the costs of commuting the local improvement charges.

In the report to the City Council on August 24, 1973 setting the policy for lane lighting, it was noted that lane lighting mounted on wooden poles was a temporary measure subject to the removal of the aerial utility plant. This is the first occasion on which the undergrounding which was undertaken entirely by the utility company, resulted in the removal of a local improvement lane light. At the present rate of undergrounding it is unlikely that many of these lane lights will be removed before the end of the life of the local improvement project. Lane lighting projects are low cost and the annual amount paid by the assessed owners during the 10 year pay back period is approximately equal to the City's cost of operating the light and is approximately half the cost of a light leased from the utility company. On this basis, the assessed owners receive good value for their annual payment and should not object to paying the annual payment while the light is in place. To reduce the chance that the lane lights are removed before the local improvement repayment period expires, the repayment period for future lane lighting projects should be reduced from ten to five years. This shorter 'life' also reflects on the low capital cost of these lights and the fact that they are a 'temporary' expedient until the utility lines are undergrounded in the downtown area. The Director of Finance concurs.

Clause No. 4 Continued

Lighting is still required in this lane and, subject to obtaining the consent of one of the building owners to mount a light on his building, I propose to advance a new local improvement project on the Initiative Principle to the earliest possible Court of Revision. The project for relighting the lane will consist of mounting a light on one of the buildings and connecting it underground to the adjacent street lighting circuits.

I recommend

- A. That the special assessments for the years 1979 to 1986 for the local improvement lane lighting project for the lane north of Hastings St. from Howe St. to a point 136 west (Schedule 434 Item 60) be commuted with the cost borne by the City:

- sale of salvaged items to Electrical Stores	\$ 78.00
- Capital Account 218/7905, Lane Lighting Unallocated	<u>\$175.36</u>
	\$253.36

- B. That the repayment period for local improvement lane lighting projects be reduced from 10 years to 5 years."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

INFORMATION5. Chinatown Streetscape Improvement Project

The Director of Planning and the City Engineer report as follows:

"I. PURPOSE

The purpose of this report is to:

1. Inform City Council of recently confirmed Provincial funding for the project.
2. Inform City Council of the present status of the project and anticipated implementation schedule of the project.

II. BACKGROUND

On October 18, 1977, City Council gave approval in principle to a streetscape improvement project for Pender Street in the Chinatown Historic Area.

Since that time, a number of meetings have been held with Pender Street property owners and merchants, the Chinatown Historic Area Planning Committee (C.H.A.P.C.), B.C. Hydro, and City staff to resolve the various issues associated with the project. Most of these have already been resolved satisfactorily except for the streetlighting issue which is presently still under discussion. However, certain financial uncertainties, particularly senior government participation, have prevented finalization of many of the details of the project, and its overall scope.

On July 11, 1978, City Council unanimously approved the following recommendation contained in a City Manager's report on Provincial Government Financial Assistance for the project:

"THAT City Council reiterate its full support for the Chinatown Historic Area Streetscape Improvement Project up to an approximate cost of \$700,000.00, and the application for funding in the amount of at least \$150,000.00, be resubmitted to the Provincial Government, the assistance to be provided from whatever source is deemed appropriate."

Recently on November 30, 1978, at a C.H.A.P.C. sponsored dinner/reception held in Chinatown, the Hon. Grace McCarthy, Deputy Premier and former Minister of Travel and Tourism, presented a cheque in the amount of \$200,000.00 to Mayor Volrich, as the Provincial contribution towards the project funding.

Clause No. 5 Continued

At the presentation, the Minister also noted her serious concern that every effort should be made to avoid the summer tourist season for scheduling of construction work.

III. PRESENT STATUS1. Design

Conceptual design for the streetscape improvements to Pender Street for the three blocks between Carrall Street and Gore Avenue plus portions of the adjoining sidestreets has been completed by City staff in conjunction with a consultant. The complete design concept incorporates decorative concrete sidewalks to replace the existing standard concrete sidewalks, retention of existing granite curbs, installation of improved upper level street traffic lighting plus low-level ornamental pedestrian lighting, special decorative crosswalks and intersection surfacing and minor street furniture installations. Limited tree planting is to be undertaken as part of a program approved by Council on June 13, 1978.

2. Implementation Schedule

a. Normal procedure:

If a normal local improvement procedure is followed, the present schedule for the Chinatown Streetscape Improvement Project is as follows:

Council Approval	January, 1979
Local Improvement Procedure and Tender Period (5 months)	June, 1979
Court of Revision	June, 1979
Construction Start	July, 1979
Substantial Completion and Project Opening	September, 1979
Total Completion	October, 1979

Although construction will occur in the peak tourist season, proper scheduling and maintenance of the project schedule will minimize disruption.

b. 'Special Grounds' procedure:

In view of the Provincial Minister's expressed concern regarding possible tourist season disruption, which is also shared by many affected merchants and property owners, City Council may wish to consider approving the project under the 'special grounds' provisions of the City Charter. This was the procedure used in the past for both the Water Street and Granville Mall projects. If this were to be followed, the construction work could get underway much earlier in the spring, thus avoiding peak summer tourist season disruptions. This possibility will be reported on further in January.

IV. SUMMARY

A further joint report of the Director of Planning and the City Engineer will be submitted to City Council early in January, 1979. This report will deal with the alternatives for funding the project, cost-sharing, the basis of assessment, the method of implementation and the matter of continuing maintenance costs associated with the project."



MANAGER'S REPORT, December 8, 1978 (SOCIAL: A-2 - 1)

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Transfer of Metropolitan Board of Health Staff to Home Care Program, City of Vancouver

The Medical Health Officer reports as follows:

"Effective January 1, 1979 the Home Care Services section of the Metropolitan Board of Health of Greater Vancouver will be disbanded. This section has provided administrative support to the Metropolitan Care Program, and financial services as agent of the Province.

Discussion have been held with the Provincial Government, and the Provincial Government has agreed to fund three of the Metropolitan Board of Health Home Care Services within the existing Home Care Program. These three positions are Acting Program Director, Accounting Clerk, and Clerk-Typist. A complete supplementary Home Care budget will be prepared and discussed with the Province by the end of December, so exact costs are not known at this time. However, no additional costs to the City are involved.

The purpose of this report is to request Council's approval to bring these three additional positions on staff as of January 1, 1979.

The Medical Health Officer recommends:

- A. That Council approve the transfer of three positions from the Metropolitan Board of Health staff to the Home Care Program, thus establishing three new positions within the Home Care program. All costs for these positions are to be borne by the Provincial Government.
- B. The Director of Personnel Services be directed to review these positions as soon as possible to determine the appropriate classifications and salaries."

The City Manager RECOMMENDS that the foregoing recommendations of the Medical Health Officer be approved.

INFORMATION

2. Keeping of Chickens, 2406 West 1st Avenue

The Medical Health Officer reports as follows:

"A complaint was received on October 30, 1978 that chickens were being kept in the rear yard at 2406 West 1st Avenue. This property consists of a duplex plus two suites.

An inspection on November 1, 1978 revealed that 5 chickens were being kept contrary to section 72 of the Health By-law at this address and a seven day order to cease keeping chickens was issued.

The district Public Health Inspector was contacted by Mr. D. McKinnon to discuss this matter on November 3, 1978 at which time Mr. McKinnon agreed to remove the chickens by November 8, 1978.

On November 8, 1978, Mrs. D. McKinnon phoned to say she did not intend to remove the chickens in spite of her husband's statement. She stated she refused to accept the fact that we had received a complaint regarding her keeping of chickens.

Continued

MANAGER'S REPORT, December 8, 1978 (SOCIAL: A-2 - 2)

Clause No. 2 Continued

"On November 17, 1978 a letter was sent to Mr. Donald McKinnon to cease keeping chickens at the above address within 14 days.

On December 3, 1978 Mr. W. MacDonald, Senior Public Health, visited the premises at 2406 West 1st Avenue and found that five chickens were still being kept at this address. In a conversation with Mrs. D. McKinnon he explained the contents of Section 72 of the Health By-law.

The Health Department is following the normal enforcement procedures in this matter."

The City Manager submits the foregoing report of the Medical Health Officer for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 590 & 605

A-4

Manager's Report, December 8, 1978 . . . (BUILDING: A-4 - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Grandview-Woodland N.I.P. - Victoria Park Improvements

The Director of Planning reports as follows:

"On July 12, 1977 Council approved the Grandview-Woodland N.I.P. Concept Plan which includes an allocation of \$460,000 for improvements to all five neighbourhood parks. The Concept Plan identified the provision of bocce courts, washrooms and children's play facilities as intended additions to Victoria Park. The plan also suggested the investigation of further minor improvements which would increase the usability of this currently underdeveloped park.

The purpose of this report is to recommend appropriation of N.I.P. funds for improvements to Victoria Park, the particulars of which have been developed during the detailed planning stage undertaken by Park Board and Planning Department staff, in conjunction with the N.I.P. Committee and other community members.

Implementation of an initial set of improvements is recommended here, while further discussion will be undertaken on two remaining components identified in the Concept Plan: bocce courts and a washroom or field house. This will permit the community to benefit from the immediate installation of those components on which consensus has been reached. Future construction of bocce courts and either a washroom building or a field house will still be possible. This plan specifically allocates sufficient and appropriate space for these remaining improvements.

The improvements proposed at this time (Appendix I) therefore call for the development of a jogging path - 30 inches wide with a wood chip surface - to follow the perimeter of the park. Winding its way around the existing shrubbery and trees, it would allow the presently appealing atmosphere to be maintained while making the circuit more interesting to runners. Interspersed along the track in widened sections, fitness stations are proposed which will be complementary to the track. It is intended that tots' and intermediate creative play apparatus be situated in the northeast corner of the park with seating for observing parents. Since Victoria Park is frequently a lunch stop for people working and shopping on Commercial Drive, a number of benches and tables will be installed in the southwest corner and along the north side as well as near the play area.

While drainage and surface conditions are generally good on the west end of the park, a new drainage network is proposed for the eastern half of the park, with resodding to be undertaken over the drainage lines and in bare patches currently existing in that area. Provision has been made in the budget for the future surfacing of a path should one re-emerge on a northeast to southwest axis through the park once resurfacing has been accomplished.

The cost of these improvements has been estimated by the Park Board to be \$37,650. The Board recommends that a 15% contingency reserve of \$5,650 also be appropriated. The total N.I.P. funding recommended for this project is therefore \$43,300 (Appendix II).

The B.C. Ministry of Municipal Affairs and Housing and C.M.H.C. have concurred with the appropriation of funds for the improvement of Victoria Park. The Grandview-Woodland N.I.P. Committee recommend approval of this project.

Therefore, the Director of Planning recommends:

That Council approve the appropriation of \$43,300 from the Grandview-Woodland N.I.P. Social/Recreation Account (#898-9404) for the above described improvements to Victoria Park; costs to be shared as follows:

Manager's Report, December 8, 1978 . . . (BUILDING: A-4 - 2)

Clause 1 continued

C.M.H.C.	\$21,650
Province of B.C.	\$10,825
City of Vancouver	\$10,825"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Rezoning Application: 6905 Victoria Drive

The Director of Planning reports as follows:

"An application has been received from Mr. Frank Cigic, requesting an amendment to Zoning and Development By-law No. 3575, whereby the property described as 6905 Victoria Drive (Lot 10 Amended Block 6, D.L. 735, Plan 4049) be rezoned from RT-2 to C-2 for the purpose of:

'a commercial building and three suites (2 one-bedroom and 1 two-bedroom). For many years I have been a self-employed fisherman. Due to my health, I am forced to take on a self-run operation preferably a fish market or delicatessen. I feel that this service could be used in the area. The building would also contribute greatly to the beautification of the area.'

Site Description

The site is located on the west side of Victoria Drive, with a frontage of 48 feet (14.630 m) and a depth of 113 feet (34.442 m) to a 20 foot (6.096 m) wide lane. The total site area is 5,424 square feet (503.906 m²). (See the attached Appendix A plan).

The site is currently zoned RT-2 Two-Family Dwelling District and developed with a one storey plus basement one-family dwelling. Lands to the north of the site are also zoned RT-2 as are the lands on the east side of Victoria Drive north of 53rd Avenue. The exception is the southeast corner of 52nd and Victoria which is zoned C-1 and developed with a gasoline service station.

The lands fronting onto Victoria Drive to the south of the site on both sides are zoned C-2 and developed with a variety of commercial uses. Immediately south of the site is a two storey commercial development with two retail stores in the first storey and a dwelling unit on the second storey. One of these stores appears to be vacant at this time. Across the street, on the southeast corner of 53rd and Victoria is a vacant service station site. There are also a number of new commercial premises on Victoria Drive south of 55th Avenue which are also vacant at this time.

Proposed Development

The applicant submitted a set of drawings with the application which were stamped 'Received, City Planning Department, September 11, 1978'. The plans indicate a two storey plus basement structure with area for two retail stores on the ground level, three residential units on the second storey, laundry and storage facilities in the basement. The plans indicate only 3 off-street parking spaces, 6 being required under Section 12 of Zoning and Development By-law No. 3575.

Analysis

Given the vacant commercial premises immediately across the street from this site and elsewhere within this C-2 District, the Director of Planning can see no reason to support this rezoning application. Inspection of this area points to a general underutilization of C-2 properties and therefore little need to expand. The fish market use proposed could be adequate-

Clause 2 continued

ly accommodated in the vacant service station on the southeast corner of Victoria Drive and 53rd Avenue, as has been done in other parts of the City. The site could be developed under the present RT-2 zoning with a duplex dwelling.

Furthermore, should the rezoning of this site to C-2 Commercial District be approved, subsequent development in accordance with the regulations of that District Schedule could be permitted with no setback from Victoria Drive. The applicant has adequately demonstrated the possible form of development. This would compare with a minimum 24 foot (7.315 m) front yard requirement for the remaining RT-2 lands to the north. This unsatisfactory relationship now exists between the site (zoned RT-2) and the abutting C-2 lot to the south (Lot 8 amended). The applicant's proposal simply transfers this un-neighbourly conflict one lot further north.

It has long been realized by the Planning Department that the incompatibilities associated with a sharp transition from commercial to residential land uses are common to many sites in the City. In a few recent occasions, the Planning Department has recommended rezoning to CD-1 Comprehensive Development District, subject to receiving a satisfactory commercial/residential form of development, believing that an acceptable scheme could overcome many of the design and use conflicts experienced where residential uses adjoin commercial. In this instance, however, such a recommendation would be more appropriately applied to the existing C-2 lands to the south. As previously noted, there is little or no need in the local community for the extra commercial floor space which would be accommodated by the proposed rezoning and new development on this site.

While an unsatisfactory relationship exists with respect to the one-family dwelling and the adjoining commercial building to the south, this incompatibility might, in part, be minimized through redevelopment of the site with a two-family dwelling designed to respond to the wall of the adjoining building.

RECOMMENDATION: The Director of Planning recommends that this application be not approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

3. Downtown Eastside N.I.P. Appropriation:
Projects to Encourage Employment

The Director of Planning reports as follows:

"On September 28, 1976 Council approved the Downtown Eastside NIP Concept Plan which included an allocation of \$5,000 for Projects Encouraging Employment. This allocation was made in recognition of the importance of job finding to a neighbourhood with a high (30%) unemployment rate. (Source: Stats Canada)

PURPOSE OF REPORT

The purpose of this report is to recommend the appropriation of \$3,205.00 N.I.P. funds to purchase tools and equipment which will further the employment creation effort of two Downtown-Eastside Societies, D.E.C.A. Services and the Door is Open.

DESCRIPTION OF PROJECTS

D.E.C.A. (Downtown Eastside Community Association) Services Society located at 578 Powell Street operates a job finding service which provides carpentry and construction work for unemployed local residents through contacts with business organizations in the City. In the past two years the Society has helped many unemployed residents with job skills to re-enter the labour force. However, the work of the Society has been limited by a lack of suitable tools and equipment.

Clause 3 continued

The NIP funds requested will purchase construction and janitorial equipment which will permit the Society to expand their service to the unemployed residents of the area. A list of equipment cost estimates is attached as Appendix I.

The Door is Open, a drop-in centre, located at 508 East Cordova Street, is a member of the Catholic Community Services Society. The Centre operates an occupational workshop which offers carpentry, bead leather and native carving work to approximately 100 local residents a month on a drop-in basis. The Door is Open also operates a handyman service which employs 12 workers.

The services offered by the Door is Open help local residents to acquire manual skills and the confidence needed for full time employment. To date a lack of tools and equipment have limited the extent of services offered. However, with growing interest being shown in the workshop, the Centre hopes to expand their program and have applied for NIP funds to purchase carpentry and leatherworking tools. A list of tool cost estimates is attached as Appendix II.

The Parks Board, Recreation Division, has agreed to take responsibility for the tools and equipment, in the event that either Society should disband or end its employment program.

The Oppenheimer Area Planning Committee has recommended that NIP funding be allocated to D.E.C.A. Services Society and the Door is Open for the purchase of tools and equipment.

The Province of British Columbia and the Central Mortgage and Housing Corporation have been advised of this proposal and concur with the recommendations for funding these projects.

RECOMMENDATIONS

The Director of Planning recommends:

- A. THAT City Council approve the appropriation of \$2,260.00 from the Downtown Eastside NIP Budget Account 896/9204 (Social and Recreational Facilities) as a capital grant to D.E.C.A. Services Society for the purchase of tools and equipment, costs to be shared as follows:

Federal (50%)	\$1,130.00
Provincial (25%)	\$ 565.00
City (25%)	<u>\$ 565.00</u>
Total	<u>\$2,260.00</u>
	=====

- B. THAT City Council approve the appropriation of \$945.00 from the Downtown Eastside NIP Budget Account 896/9204 (Social and Recreational Facilities) as a capital grant, to the Door is Open for the purchase of tools and equipment, costs to be shared as follows:

Federal (50%)	\$472.50
Provincial (25%)	\$236.25
City (25%)	<u>\$236.25</u>
Total	<u>\$945.00</u>
	=====

The Director of Planning notes that the above total appropriations include 5% contingency funds to cover any cost overruns."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

4. Mount Pleasant N.I.P. - Litter Containers

The Director of Planning and City Engineer report as follows:

"On September 28th, 1976, Council approved the Mt. Pleasant Concept Plan which included the goals for the Mt. Pleasant N.I.P. Area. One of these goals, to 'maintain certain good aspects of the area' specifically identified that corner grocery stores should be upgraded and that methods of the upgrading should be investigated and reported back to Council.

As a result of a planning study on this topic which took place this summer, it became apparent that one method of upgrading the area would be to provide litter containers adjacent to grocery stores in the Mt. Pleasant Triangle. This would reduce litter in the neighbourhood while still allowing the stores to provide a service to the community.

There are 20 grocery stores currently in operation in the Mt. Pleasant N.I.P. Triangle, located at:

1.	369 E. Broadway	Young Grocery
2.	502 E. Broadway	St. George Market
3.	592 E. Broadway	Black & White Grocery
4.	680 E. Broadway	Sammy's Grocery
5.	801 E. Broadway	Almos Market
6.	903 E. Broadway	Grocery Store
7.	866 E. Broadway	K & K
8.	2648 St. Catherines	Lil Cottage Confectionery
9.	1039 E. Broadway	Snider's
10.	530 E. 12th Avenue	Charlie's Grocery
11.	1002 E. 12th Avenue	Jack's Red & White
12.	922 Kingsway	Dave's Convenience Foods
13.	1101 E. 13th Avenue	Sunkist Grocery
14.	1098 E. 14th Avenue	Marr's Grocery
15.	1366 E. 15th Avenue	Elkin's Grocery
16.	1382 Kingsway	Hi Grade Market
17.	1310 Kingsway	Triangle Groceries
18.	1302 E. 12th Avenue	Tom's Groceteria
19.	1112 Kingsway	The Pantry Confectionery
20.	863 Kingsway	Smart Grocery

The cost of twenty 'Granville Mall type' (circular exposure aggregate with aluminum covers) litter containers is estimated at \$4,000.00. The on-going maintenance (including pick-ups) is estimated at \$150.00 each per year. The Operation Budget should be increased to provide for this cost in 1979 which is estimated to be \$3,000.00.

The total cost of the twenty litter containers would be shared as follows:

C.M.H.C.	50%	\$2,000.00
Province of B.C.	25%	1,000.00
City of Vancouver	25%	1,000.00
		<hr/>
		\$4,000.00
		<hr/>

The Mt. Pleasant N.I.P. Committee, C.M.H.C. and the Province of B.C. concur with the expenditure of Mt. Pleasant N.I.P. funds on this project.

The Director of Planning and the City Engineer recommend:

- A. That Council approve the appropriation of \$4,000.00 from Mt. Pleasant N.I.P. account 896/9219 to provide and install 20 'Granville Mall type' litter containers in the Mt. Pleasant N.I.P. Triangle area.
- B. That Council approve an increase of \$3,000.00 in the Sanitation Branch Operating Budget for emptying and maintenance of these additional litter containers for 1979."

The City Mananager RECOMMENDS that the above recommendation of the Director of Planning and the City Engineer be approved.

5. Grandview-Woodland N.I.P. - Garden Park Improvements

The Director of Planning reports as follows:

"On July 12, 1977 Council approved the Grandview-Woodland N.I.P. Concept Plan which included an allocation of \$460,000 for improvements to all five neighbourhood parks. The Plan recommended upgrading of the tennis courts, soccer field, children's play area and field house in Garden Park.

This report recommends the appropriation of N.I.P. funds for the implementation of an improvement plan (Appendix I) developed through resident involvement in a process of detailed planning. Neighbours, N.I.P. Committee members, Grandview Legion Soccer League representatives, Park Board Recreation and Planning staff, Park Commissioners, and Planning Department staff have all contributed to this recommended plan.

Council approved on March 7, 1978 an appropriation of \$80,500 for the construction of tennis courts to replace those existing on Garden and Grandview Parks. These improvements were completed in August of 1978, and have encouraged an increased level of participation in planning of this second stage of improvements.

The upgrading of the Garden Park field house as a joint N.I.P./R.R.A.P./ Park Board funded undertaking is currently being investigated for recommendation as a separate project.

The plan recommended by the Grandview-Woodland N.I.P. Committee at its meeting of November 27, 1978, therefore proposes improvements to the children's play area and the soccer field; and further improvements to the tennis courts to encourage year-round multi-purpose use of these facilities. A tennis practise wall, basketball hoop and removable roller hockey goals (for winter use only) have been located such that maximum usage of the courts will be possible during the period of low tennis activity. Drainage and surface work on the soccer field are proposed along with soccer kicking boards to accommodate the heavy usage of this park by the Grandview Legion junior soccer league. The play area will receive lighting, new climbing apparatus, tot swings and planting around the field house designed to stop balls from being kicked against its walls.

The cost of the improvements is estimated by Park Board staff to be \$25,000 (Appendix II). A 15% contingency of \$3,750 is also recommended. It is the intention of the Park Board to make a contribution of \$1,000 toward the estimated \$ 9,100 cost of new playground equipment. This represents the estimated value of playground equipment which was removed by Park Board crews in June due to their concern that it was in hazardous condition.

The Provincial Department of Municipal Affairs and Housing and C.M.H.C. concur with the appropriations for the plan recommended in this report.

The Director of Planning therefore recommends the appropriation of \$27,750 from the Grandview-Woodland Neighbourhood Improvement Program Social/Recreational Account #898-9404 for the implementation of improvements to Garden Park to be shared as follows:

C.M.H.C.	- \$13,875.00
Province of B.C.	- \$ 6,937.50
City of Vancouver	- \$ 6,937.50"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

6. Grandview-Woodland N.I.P. - St. Francis School
Gymnasium Proposal

The Director of Planning reports as follows:

"On July 12, 1977 City Council approved the Grandview-Woodland N.I.P. Concept Plan which includes an allocation of \$355,000 for the purchase of land and assistance in financing the construction of a gymnasium for St. Francis School and general community use.

This report presents the recommendation of the Director of Planning to proceed no further on this project. This is based upon thorough discussion of the proposal by the Grandview-Woodland N.I.P. Committee in conjunction with the St. Francis Parish Education Committee starting in the spring of 1978 and culminating in September of this year.

Subsequent to the recommendation in principle of this project in the Concept Plan and its acceptance by Council, detailed planning of the project was initiated. During this discussion among community members and Planning Department staff several areas of difficulty were identified: ownership of the facility, the responsibility for the provision of operating funds, its availability for community use, and the scale of the project. Several alternatives were considered in order to develop a proposal which accounted for these areas of concern.

On May 31, 1978 the N.I.P. Committee presented to the Parish Education Committee a proposal, comparable to the arrangement agreed upon for the development of a gymnasium at Laura Secord School, which had evolved from the consideration of constraints facing both the Parish School and the community at large. The proposal specified that the N.I.P. Committee would recommend to City Council complete N.I.P. funding of the construction cost of an elementary school sized gymnasium with the necessary land to be provided by the Parish. The City would be the owner of the building with a guarantee being made to the Parish of full school hour use of the facility and general public use - including groups from St. Francis School or Church - during evening and weekend hours. Both Hastings Community Centre and Britannia Community Services Centre indicated willingness to assist in the programming of these hours. Maintenance would be the responsibility of the school while it was assumed that charges - at Vancouver School Board rates - could be made to offset operating and maintenance costs incurred by community use. It should be noted that this proposal would have required a greater extent of N.I.P. funding than originally requested by the St. Francis Parish Education Committee.

After consideration and investigation of the proposal, the Chairman of the Parish Education Committee, indicated to the Planning Department and the N.I.P. Committee on September 14, 1978 that the Parish was not prepared to proceed with the gym project and did not wish to tie up N.I.P. funds which could be used for other potential projects.

At its meeting of September 25, 1978, the Grandview-Woodland N.I.P. Committee recommended that "the St. Francis Gymnasium project be pursued no further and that funds presently allocated to that project be re-allocated for other potential projects". The Committee indicated its intention to continue to consider the needs of the St. Francis School in developing projects of a related nature. Both the recommendation to City Council not to proceed with this project and the Committee's intention to continue giving consideration to the needs of St. Francis School's physical education program have been discussed with the School's representatives, who have indicated this approach to be acceptable.

Commitment of some Britannia gym time to St. Francis physical education classes has already resulted from a meeting initiated by Planning Department staff between representatives of the St. Francis Education Committee and those administering the programming of facilities at Britannia Community Services Centre. Continuing discussions between representatives of these organizations are expected to result in the accommodation of further physical education needs of the school.

Clause 6 continued

Representatives of the St. Francis Education Committee have also been contacted for input in the discussion of a newly proposed N.I.P. multi-purpose room addition to the Templeton Pool.

Both the Provincial Department of Municipal Affairs and Housing and C.M.H.C. have concurred with the recommendation not to proceed.

The Director of Planning therefore recommends that the funds of \$355,000 allocated to the St. Francis Gymnasium project be transferred from the N.I.P. Social/Recreational Account #898-9404 to the Reserve: Future Proposals Account #898-9408 from which funds may be appropriated for the implementation of more recently identified projects."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

RECOMMENDATION AND CONSIDERATION

7. Champlain Heights Enclave 14: Subdivision and Terms of Lease

The purpose of this report is to inform Council on the background to the present state of development proposals for this enclave, to indicate a proposed future program, to seek Council's approval for permission to sub-divide the enclave into two parcels and to seek Council's endorsement for a 35% write down of full market value for the land component, and finally to provide Council with an outline of the proposed lease related to the development of a care facility on a portion of Enclave 14.

The Assistant Project Manager reports as follows:

"In November 1976, the Royal Arch Masons and the Japanese Canadian Association were approved by City Council as joint development sponsors of Enclave 14. The development program called for 244 units of senior citizen housing on this 3.59 acre site. These 244 units were divided into approximately 100 self-contained units with another 150 units in a facility which would provide personal care.

In March 1977, the Provincial Government announced that it intended to introduce a new program related to the housing of senior citizens. This new program was given the acronym SAFER (Shelter Aid for Elderly Renters). However, details of this program and more particularly the implications of this new program were not spelled out until May-June later in that year.

In the case of Enclave 14, the implications of SAFER were that the proposed self-contained senior citizen units would not receive Provincial Government financial support. Without this Provincial subsidy, these self-contained units would have had to rent at levels beyond the income means of senior citizens. In effect, the Provincial Government was eliminating the senior citizens self-contained units, as part of a non-market component of the development program for this enclave.

At the same time, representation was being made to the Provincial authorities on the Care Component with little success. The Provincial Health Department was going through an evaluation of its programs particularly as they related to housing and care of the elderly.

In September 1977, the Japanese Canadian Association indicated that as the organization, the management and the operation was beyond its present capabilities, the Association wished to withdraw from any sponsorship of a care facility but had a continuing interest in developing self-contained senior citizen housing on a portion of this site. The Royal Arch Masons, the development co-sponsors for the enclave up to this point in time, having reviewed their position agreed to pursue the development of a care facility.

Manager's Report, December 8, 1978 (BUILDING: A-4 - 9)

Clause 7 continued

In November 1977, Provincial approval in principle was received for the development of a 130 bed (unit) personal and intermediate care facility for a portion of Enclave 14.

Throughout this period of uncertainty, C.M. & H.C. refused to consider or provide "start-up funds" for initial architectural design work. Finally, in May 1978, the Royal Arch Masons received an initial sum of \$2,400 as start-up funds and commissioned an architect to produce a preliminary conceptual design. Additional start-up funds were advanced in September to the Masons.

After extensive reviews by both Provincial and Federal authorities and others, a conceptual design has been accepted and additional start-up funds are to be advanced shortly so that detailed design drawings and specifications may be prepared.

The accepted conceptual design arrangement anticipates the development of a 130 bed personal and intermediate care facility on the southern portion of Enclave 14 requiring approximately two acres of this 3.59-acre site or about 55% of the enclave area.

It is proposed to sub-divide the enclave into two parcels: along an east-west axis. The northern portion will be approximately 1.59 acres in size and reserved for development at a later date for possible senior citizen housing of some kind, and the southern parcel of approximately 2 acres to accommodate the care facility sponsored by the Society of Royal Arch Masons.

Changes to the National Housing Act will require that the Royal Arch Masons raise 100% of the financing for this development from the market place. C.M. & H.C. under these revisions to N.H.A. have some specific cost limits for the land and construction costs within which the facility must be designed and produced. For this 130 bed care facility of non-combustible construction as presently approved, the limit is \$28,000 per bed within which a land component cost of \$2,500 has been set. This translates into a 60-year pre-paid land lease rental of \$325,000 which represents a 35% write down from market value as determined by the City Properties Division.

Prior to proceeding to the next level of design, C.M. & H.C. and the Royal Arch Masons require confirmation that Council is willing to approve the request to sub-divide Enclave 14 and willing to agree to lease the land at approximately 65% of full market value under the terms and conditions set out in Appendix A.

Appendix A sets out, in a general manner, terms and conditions for the lease, developed and agreed to by C.M. & H.C. and City officials, for approximately 2 acres of Enclave 14 for a care facility sponsored by the Society of Royal Arch Masons. The Masons have reviewed these proposed terms and conditions set out in Appendix A and find them acceptable.

The terms and conditions are similar to terms that Council has approved for other leases. The only important amendment has been to Clause 10, which now allows the lessee to terminate the lease in the event there is damage to more than 25% of the structure and the mortgagee calls the mortgage.

However, the Society requests that City Council give consideration to the inclusion of a "Renewal Clause" in the lease. The Society's reasons for this request together with a suggested wording for such a clause are outlined in a letter from the Society of Royal Arch Masons and attached as Appendix B.

As C.M. & H.C. would have no objections to the inclusion of a renewal clause in the lease and the Province indicates, that from its point of view, the inclusion of such a clause is a positive move and therefore desirable, the Development Group RECOMMEND Council's favourable consideration of the Society of Royal Arch Masons' request.

Manager's Report, December 8, 1978 . . . (BUILDING: A-4 - 10)

Clause 7 continued

The Directors of Legal Services and Finance, on the question of a possible extension of the lease after the initial 60-year term, comment as follows:

"The Royal Arch Masons' proposal that they be given an option to renew their lease after the initial 60-year term results from their belief that the care facilities will still be functional and needed in 60 years and their desire for increased security for their use of the site.

However, in order to accommodate the City's desire for flexibility in dealing with the site in the future, they asked for the renewal only "if the Lessor desires". Since the option becomes effective at the City's pleasure, there is really no security in the clause for the Lessee.

Further, what is suggested is a renewal of the present lease, at that time, for 39 years. There are two complicating factors here:

- 1) at year 60, the land and building revert to the City and any future agreement should recognize this ownership
- 2) if there is to be a new agreement, 60 years hence, it should be a fresh agreement, not a renewal of an agreement drawn 60 years previous.

Because of these points, it would be preferable if any extension is contemplated to grant a right of first refusal. That is, if the City decides in 60 years to sell or lease the land and buildings, the Royal Arch Masons would have a right of first refusal on the terms specified by the City at that time.

The granting of either a right of renewal or a right of first refusal with a specified term, e.g. 39 years, would be a break with past lease practice and policy in the City.

The requested renewal period of 39 years is set equal to the term of market leases in Champlain Heights but does not match other non-market leases in Champlain Heights or elsewhere in the City. As to established precedent, Council on December 11, 1975, on the recommendation of the Community Services Committee, refused to grant a renewal option to the Greater Vancouver Housing Corporation.

Finally, and perhaps most importantly, it should be recognized that any renewal rights beyond the 60-year term could jeopardize flexibility in future land use decisions in Champlain Heights. As flexibility is the principal benefit of the leasing program, it should be safeguarded.

Having considered all of these points, the Director of Finance recommends that the Royal Arch Masons not be granted any right of renewal or right of first refusal."

An outline of the future program has been prepared in anticipation of Council's approval of the Assistant Project Manager's recommendations and is attached as Appendix C.

The Assistant Project Manager submits for consideration:

1. The Society of Royal Arch Masons' request for renewal outlined in their letter attached as Appendix B and suggests that Council give consideration to granting a right of first refusal to lease the lands and buildings on the terms and conditions specified by the City at the time of termination of the lease.

The Director of Finance recommends against this course of action.

Clause 7 continued

The Assistant Project Manager recommends:

2. THAT Council grant authority to sub-divide Enclave 14. (Lot 19, Parcel A, District Lot 335, Group 1, New Westminster District Plan 14593) into two portions:
 - a. the northern portion to be approximately 1.59 acres,
 - b. the southern portion to be approximately 2 acres.
3. THAT Council offer to lease the southern portion of Enclave 14 to the Society of Royal Arch Masons, for the term of 60 years, the lease to reflect the other terms set out in Appendix A of this report and the rent to be \$325,000 prepaid, PROVIDED HOWEVER, the final lease shall be to the satisfaction of the Director of Finance and the Director of Legal Services; BUT, this offer to lease may only be accepted by the Society of Royal Arch Masons signing the lease as presented by the Director of Legal Services."

The City Manager submits for CONSIDERATION Item 1 and RECOMMENDS the approval of Items 2 and 3 of the recommendations of the Assistant Project Manager.

Note: The Society of Royal Arch Masons of B.C. are requesting to address Council should the Council not consider the inclusion of a renewal clause in the lease.

RECOMMENDATION

8. Champlain Heights - Enclave 15 - Conditions and Standards of Development

The Director of Planning reports as follows:

"The purpose of this report is to propose amendments to Council's Resolutions of June 24, 1976, concerning the Conditions and Standards of Development for Enclave Fifteen, Champlain Heights (relating to site coverage and height).

Development Permit Application No. 82197 has been filed by Bain Burroughs Hanson Raimet Architects, for Abacus Cities Ltd. to construct 115 townhouse dwellings on Champlain Heights, Enclave Fifteen (Lot 17, Block A, D.L. 335, Group 1, Plan 16662).

At a Public Hearing held on June 24, 1976, City Council approved the application by the Director of Planning to rezone this site from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District to permit the construction of townhouses and apartments.

A resolution of Council when dealing with the rezoning restricted the site coverage to 35% and the height as follows:

"Townhouses - shall not exceed two storeys plus basement nor 28 feet above average finished grade of the adjoining ground as determined by the City Building Inspector.

Apartments - shall not exceed three storeys plus basement or cellar nor 40 feet above average finished grade of the adjoining ground as determined by the City Building Inspector."

The development as proposed would have a site coverage of 47% and a height of three storeys plus basement and 36' above finished grade.

Manager's Report, December 8, 1978 . . . (BUILDING: A-4 - 12)

Clause 8 continued

The proposed development being townhouses rather than apartments, has some of the required parking on the surface which is included in the site coverage.

The height of the buildings has been raised to incorporate parking under some of the units.

The increase in height also permits a sloped roof which is a key element in the design.

The Director of Planning has approved this Development Permit Application subject to a number of conditions including that prior to the issuance of the Development Permit, a report be submitted to Council to amend:

- (a) the maximum site coverage to permit 47% in lieu of the previously approved 35%;
- (b) the heights amended to permit a maximum height of three storeys plus basement and 36' above average finished grade in lieu of two storeys plus basement and 28' above average finished grade.

The Director of Planning recommends that Council amend its previous resolution of June 24, 1976 to permit a site coverage of 47% in lieu of 35% and a maximum height of three storeys plus basement and 36' above average finished grade in lieu of two storeys plus basement and 28' above average finished grade."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

9. Champlain Heights - Enclave 15: Lease Adjustment

The Champlain Heights Project Manager reports as follows:

"August 29, 1978 Council approved a recommendation from the Champlain Heights Project Manager to accept a bid from Abacus Cities Ltd. to lease Enclave 15, Champlain Heights. This report also instructed the Director of Legal Services to prepare the necessary lease documents.

The terms of the offering stated that a lease would be entered into not later than 120 days from the date of acceptance of the offer by Council - - this date is December 26, 1978. Good progress is being made on the lease; however, due to holidays at this time of the year, it would be prudent to extend the deadline for execution. Both parties have agreed to an extension and it is therefore recommended in this report that an extension to January 31, 1979 be approved.

During discussions with the developers, two points in the lease have emerged which require Council action.

The first item relates to sub-leasing. Our standard lease specifications state the following:

"Prior to substantial completion of the improvements on the leased premises, the Lessee may not sublet or assign the leased premises without the consent of the Lessor which consent may be arbitrarily withheld. Following the substantial completion of the Improvements, the Lessee may sublet or assign the Leased premises without the consent of the Lessor. These provisions are subject to the right of the Lessee to mortgage its leasehold interests as herein provided."

The key clause in the previous paragraph is "without the consent of the Lessor". Abacus Cities has formally requested the City as Lessor to grant them permission to sublease their interest in the ground lease for the purpose of involving their investors in the development from the outset.

Clause 9 continued

This request has been reviewed by staff in the Finance Department and the Project Manager and it is clearly within the intent of our original offering. Granting authority to sublease will not prejudice the City's position as the principle Lessee (Abacus Cities Ltd.) will remain on the lease and the City will collect ground rent directly from Abacus and not the sub-lessee.

If the City is prepared to consent to the request to sublease, Abacus have stated that they would agree to accelerating the deadlines for commencement and completion of construction. Presently the lease permits 18 months to commence and 36 months to substantially complete. These would be accelerated to 12 months for commencement and 24 months for substantial completion.

The second item relates to mortgages. Our specifications state as follows:

"The lessee may mortgage its leasehold interest under the lease (for which purpose the Lessee may assign or sublet by way of mortgage) without the consent of the Lessor for the purposes of financing or re-financing the cost of constructing the Improvements but not otherwise without the consent of the Lessor."

Again the key clause is "without the consent of the Lessor". The solicitor for Abacus Cities Ltd. has advised that it is important that they be permitted to mortgage for the purpose of financing, constructing and operating the improvements as the Graduated Payment Mortgage (GPM) assists in the operation of the buildings as distinguished from their construction.

This request has been reviewed and does not jeopardize our position. As it appears essential to the Abacus Cities financing, staff are recommending that Council agree to this request noting that operating expenses would be related specifically to the project in question.

A final item presented for Council's information regards granting access to the site. In previous cases, in order to expedite development, the Project Manager has granted builders access to the site for purposes of clearing and servicing prior to the lease being executed. The City has a set of conditions which the developer must agree to regarding insurance provisions and control. Access to the site is not permitted until a Development Permit has been issued.

At this point, the Project Manager is proposing to grant the builder access to the site for purposes of surveying and clearing. This permission will be subject to our normal conditions.

In view of the foregoing, the Project Manager recommends:

- A. THAT Council consent to permit Abacus Cities Ltd. to sublet undivided leasehold interest in the ground lease to their investor clients.
- B. THAT Council consent to permit Abacus Cities Ltd. to mortgage for the purpose of financing construction and operating the improvements.
- C. THAT Council agree to extend the deadline for execution of the lease documents to January 31, 1979."

The City Manager RECOMMENDS that the recommendations of the Champlain Heights Project Manager be approved.

10. Champlain Heights - Phase II - Specific Conditions
of Development

The Director of Planning and Champlain Heights Project Manager report as follows:

"PURPOSE

The purpose of this report is to revise the Specific Conditions of Development dated June 7, 1976 for Phase II enclaves, in accordance with the overall goals and objectives set out in the Plan for Areas E & F.

BACKGROUND

City Council, on May 6, 1975 approved the recommendations of the Planning and Development Committee with the following amendments:

- (1) The physical plan prepared by Downs/Archambault and Urban Program Planners in consultation with the Champlain Heights Advisory Committee, as amended and described by the Planning Department be approved subject to minor changes in enclave boundaries to provide design flexibility.
- (2) The density and uses prescribed for the enclaves be approved in principle as a guide for development, subject to further studies of economic feasibility.

At a Public Hearing on June 24, 1976 Vancouver City Council approved the rezoning of Areas E & F (shown in Appendix A) from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District (By-law 4986) which restricts the form of development to the following density and uses:

Density - Maximum of 1850 dwelling units.

Uses - Two Family Duplex Dwelling
Two Family Semi-Detached Dwelling
Townhouses
Apartments (including those for senior citizens)
Park and Playgrounds
Personal Care and Private Hospital (excluding surgical facilities)
Local Convenience Stores (not to exceed a total of 4,000 square feet) (amended by Council to read '8,000 sq.ft.')
Customarily Ancillary Uses (including off-street parking and loading).

By-law 4986 is also subject to the Overall and Specific Conditions of Development dated June 7, 1976 (see Appendix B).

During the course of implementation, several amendments were made to the Conditions of Development for Phase I enclaves. Since the Conditions of Development are not included in the CD-1 By-law, these amendments were passed by Council resolution without the need for a formal Public Hearing process for each amendment.

On September 26, 1978 Council approved the following recommendations of the Standing Committee on Planning and Development:

- A. THAT the Phase 2 plan for Champlain Heights Areas E & F be approved as revised on the appendix to the report of the City Manager's dated August 28, 1978 (see Appendix C).
- B. THAT the Project Manager and Director of Planning report back to Council on the revised Specific Conditions of Development of each enclave.

Manager's Report, December 8, 1978 . . . (BUILDING: A-4 - 15)

Clause 10 continued

DISCUSSION

As noted in the City Manager's Report, dated August 28, 1978, some adjustments were made to the 1974 Plan for Areas E & F in view of marketing trends, experience gained during implementation and recent studies concerning livability in planned mix developments. The revised Phase II subdivision increased the number of separate enclaves from 8 to 20, with a slight 2.7 acre increase in developable area.

Following Council's approval of the Phase II plan, civic staff in conjunction with the co-ordinating architect, Downs Archambault, evaluated each enclave in detail. The revised Specific Conditions of Development is based on this work and is consistent with original objectives of the 1974 Plan (attached as Appendix D).

An additional 100 housing units are proposed for a maximum total of 974 units in Phase II. These guidelines will allow 1,861 units to be built in Areas E & F.* Maximum unit densities range from 7.5 to 30 units per acre (upa); and average densities of 13 and 16 units per acre for market and non-market enclaves respectively. The distribution of units in Phase I and II for market and non-market enclaves is summarized in Appendix E.

The Specific Conditions of Development determine the site constraints for each enclave with regard to general development concept, permitted uses, site coverage, unit density, height, off-street parking requirements, floor space ratio and building setbacks from major roads. The revised Specific Conditions of Development are intended to replace those conditions for Enclaves 4, 5, 6, 7, 8, 12, 13, 20 and 21 dated June 7, 1976.

RECOMMENDATION

The Director of Planning and the Champlain Heights Project Manager recommend:

That the Revised Conditions of Development dated November 29, 1978, and set out in Appendix D, be adopted for Enclaves 4 - 13 and 20 - 29 inclusive."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning and the Champlain Heights Project Manager be approved.

*Note: Enclave 1 (70 units) is not included in CD-1 By-law 4986 which means that the projected maximum number of units within this zoning boundary of 1,791 units, will be within the 1,850 unit maximum.

FOR COUNCIL ACTION SEE PAGE(S) 591 & 592,
597 & 598

A-5

MANAGER'S REPORT, DECEMBER 8, 1978 (CLAIMS: A5-1)

LICENSES & CLAIMS MATTERS

RECOMMENDATION:

1. Licensing Lotteries and Bingo

The Director of Permits and Licenses reports as follows:

"A letter has been received from the Administrator, B.C. Lotteries, advising that the City may now issue licenses for bingo games and lotteries (raffles) provided the value of prizes on each occasion does not exceed \$200.00 and the gross annual proceeds do not exceed \$2000.00. This would cover licensing of all the numerous small raffles and bingo games.

Under the provisions of Section 6.18 of the Lotteries Act, the maximum license fee the City could charge is 2% of the estimated gross proceeds. This fee would not cover the City costs related to license and application forms, and staff time which would be involved in the issuing process and investigation. In addition there would be staff time involved in following up and checking the financial statements and keeping them on file.

The matter of the City becoming involved in the issuance of these licenses was discussed with Superintendent Herdman of the Police Department and although his division is interested in knowing which licenses have been issued, he does not feel the City should become involved in issuing the licenses. He does not have the staff available to investigate the validity of each application or the resources to verify the financial statements which must be submitted at the conclusion of the lottery.

In view of the costs and staff time involved I recommend the City not become involved in the issue of these lottery and bingo licenses.

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 592

A-6

MANAGER'S REPORT, December 8, 1978 (FIRE: A-6 - 1)

FIRE AND TRAFFIC MATTERS

CONSIDERATION

1. Free Downtown Bus Service

The City Engineer reports as follows:

"INTRODUCTION

On December 8, 1977, the Downtown FreeBus was initiated as a cooperative effort between the merchants, B.C. Hydro and the City. The original funding provided for operating FreeBus through June 30, 1978. This operating period was extended by City funding through December 31, 1978. The purpose of this report is to review the first year's operation and to present options for meeting the future transit needs in the downtown.

SUMMARY OF FIRST YEAR'S OPERATION

Since the FreeBus service was initiated on December 8, 1977, ridership patterns increased steadily to a point where an average of 4000 patrons utilize the service each day. As of October 31, 1978, total ridership was 821 400 people and it is projected that at the end of the year, total ridership will exceed 1 000 000. Although there is a limited six-hour operating period, 11 a.m. to 5 p.m., with extensions to 8 p.m. on Thursday and Friday, this route is one of the most intensely used in the B.C. Hydro system. By comparison, for the seven-hour base period between 9 a.m. and 4 p.m., only fourteen routes out of the approximately 150 routes in the Greater Vancouver Regional District have a greater ridership.

The federal government has also provided \$30 000 to the City to study the FreeBus operation. The primary purpose of the study is to evaluate the impact of FreeBus on downtown mobility and accessibility and to identify a range of alternative courses of action for improvement of transit services within the downtown area. A part of the FreeBus Study involves on-board interviews with patrons to determine their travel behaviour. Although the interviews have not been completed (the federal grant approval was received October 26, 1978), some rough preliminary results indicate the following:

1. Approximately 40% of the users of FreeBus are residents of the West End.
2. 75% of the patrons of FreeBus utilize the service for shopping trips.
3. 40% of the users indicate that FreeBus has changed their shopping habits by allowing them to shop in more stores.
4. Approximately 35% of the patrons do not own a car.
5. 20% of the FreeBus users would not make the trip if the service were not available and 25% would use another bus service.

In addition, a number of comments were received relative to FreeBus and downtown transit services in general; these comments will be evaluated along with the detailed data.

The cost of providing FreeBus operations from December 7, 1977 to December 31, 1978 is estimated to total \$204 500. This cost was financed on the following basis:

Merchants	\$ 46 500
City	<u>158 000</u>
	\$204 500

The merchants have fulfilled their original funding commitment.

The City has been paying the standard hourly contract rate to B.C. Hydro for this service. With a total estimated patronage over 1 000 000, this amounts to 18¢ per passenger cost for this service. When compared to the B.C. Hydro system cost of 82¢ per passenger, the FreeBus service represents in all likelihood the lowest cost route in the transit system.

Although the results of the FreeBus Study will not be available until March 19, 1979 a preliminary analysis indicates that most of the original objectives of the service have been met.

Continued

Clause No. 1 Continued" IMPACTS OF URBAN TRANSIT AUTHORITY

B.C. Hydro currently provides the FreeBus operation to the City as a contract service outside the provision of standard transit services. As a result, the cost of FreeBus has been 'fully' funded, whereas normal transit services are heavily subsidized, as evidenced by B.C. Hydro's deficits.

With the implementation of the Urban Transit Authority (UTA) on April 1, 1979, B.C. Hydro will no longer be responsible for the deficits, fare structures, transit service levels, new services, etc. Responsibility in these matters will be jointly shared between UTA and GVRD and operating guidelines are being established in a set of service and operating agreements. The form of these agreements, including the process for initiating new services, as well as local inputs, has not been fully resolved and is currently being negotiated.

There are several features of the new transit legislation which have an impact on services such as FreeBus. Some of these are summarized as follows:

1. The Provincial regulation has set a target that 35% of the system-wide costs should be covered by system-wide fare revenue. Any fare revenues generated in excess of the 35% figure can be used to directly reduce the local share of the costs and similarly, a fare recovery of less than 35% becomes a direct local cost responsibility. This mechanism helps to ensure a cost-effective transit system is developed.
2. The legislation provides a means whereby local officials can have input on the amount of transit services provided to the local communities. In addition, there is a cost responsibility associated with the local input into the decision making process.
3. There is a potential under the legislation and regulations for many communities to demand new transit services at high cost, which would become a regional financing responsibility. This is particularly true for low patronage routes (and therefore low fare revenue) or those routes with high costs.

As a result, a review of the FreeBus service should take into consideration the 35% cost recovery which should be recovered through the fare box. In addition, a request for new transit services by Vancouver, on whatever basis, will establish precedents which can be used throughout the Region.

FUTURE OPTIONS

On December 31, 1978, the current funding and Council's authorization to operate FreeBus expires. As a result, a decision is needed to determine the future status of FreeBus. Unfortunately, the FreeBus Study will not be completed until March, 1979 due to the delay in federal approvals. The final Study will provide further data on downtown transit service needs, including routing and various fare structures including no or low fares, zone fares, extended time transfers, monthly passes or other quantity discounts.

There are several options which can be considered in the short term for the FreeBus operation. These options are summarized as follows:

Option 1: Discontinue the FreeBus operation as of December 31, 1978, and negotiate with UTA and GVRD to assume the service as of April 1, 1979.

Option 2: Fund three months' additional operation (\$54 000 cost) from January 1, 1979 to April 1, 1979 and request the UTA and GVRD to operate and fund the service as of April 1, 1979.

This type of free service funded regionally (as noted in Options 1 and 2) would establish a precedent whereby other cities may request free service or uneconomical transit service to also be funded regionally.

Option 3: Continue funding FreeBus for three additional months at City cost (\$54 000) and request the UTA and GVRD to take over the service as of April 1, 1979 with a request for one of the following alternatives:

MANAGER'S REPORT, December 8, 1978 (FIRE: A-6 - 3)

Clause No. 1 Continued

- " a) Provide a reduced fare of approximately 10¢ to 15¢ in recognition of the low cost of providing the service. This would result in a loss of ridership and the recovery through the fare box would not recover full cost, but would be in excess of the 35% cost recovery established by the Province.
- b) Request the merchants to contribute a portion of 35% of the cost of operating the service with a City contribution of the remaining amount. This action would still provide free service to the riders, but would also establish a precedent whereby the 35% of the cost of providing the service would be met.
- c) Provide a free fare with a City subsidy of 35% of the cost per passenger (6.5¢/passenger). This option would maintain ridership levels, recover 35% of the cost as established by the Provincial guideline and would cost the City approximately \$6-7000 per month.

LONG RANGE OPTION

There are a number of alternatives which could involve extended time transfers, monthly discount passes or a free or nominal fare for a downtown zone. In addition, there is a need to review the routing of transit services in the downtown peninsula. These options will be examined in the FreeBus Study and any recommendations in these areas won't be available until after March, 1979. In addition, any major modifications in fare structures or routes would require negotiations with the UTA and GVRD. As a result, this option would only be considered for the longer term.

SUMMARY

On December 31, 1978, Council authorization and funding of FreeBus will end. As a result, it is necessary to determine whether or not the service should be continued and, if continued, in what form. Between January 1st and April 1st, the City would have responsibility for financing the service; a portion of this cost may be shared by the downtown merchants. After April 1st, the UTA will be responsible for transit services and the City would have to negotiate with the GVRD for a financing formula for the FreeBus service in the downtown. At that time, regional interest and financing for FreeBus would be a consideration, as well as the precedents that may be established for introductions of heavily subsidized services in other areas of the region.

Negotiations for FreeBus operation with the GVRD and UTA could take one of the following forms:

- a) A reduced fare in recognition of the lower costs of providing this service and the need to recover 35% of the cost through the fare box.
- b) Free service and request the merchants to share on a per passenger basis (or all) of the 35% cost recovery factor.
- c) Free service and a direct City subsidy on a per passenger basis to an amount equal to 35% cost of providing the service.

In the longer term, options are being evaluated for a revised fare structure in the downtown, incorporating such features as extended time transfers, monthly discount passes or a reduced fare for a downtown zone. In addition, there are several existing bus routes in the downtown which could be adjusted to provide improved mobility in the downtown area and lessen the need for a FreeBus route. These longer term options will require more study.

The City Engineer presents the following options for Council's CONSIDERATION:

- A. Discontinue the FreeBus as of December 31, 1978, but begin negotiations with the UTA and GVRD for a substitute service, possibly beginning April 1, 1979. The various options for alternative service and financing would be reported to Council.

Continued

MANAGER'S REPORT, December 8, 1978 (FIRE: A-6 - 4)

Clause No. 1 Continued

- " B. Continue funding the FreeBus operation from January 1, 1979 to April 1, 1979 on the assumption that the UTA and GVRD will take over the service on April 1, 1979 on a negotiated cost-sharing basis. In the meantime, the City will pay the full cost of the service from January 1 to April 1, 1979 which is estimated at \$54 000.
- C. Continue funding the FreeBus operation from January 1, 1979 to April 1, 1979 on the assumption that the UTA and GVRD will take over the service on April 1, 1979 on a negotiated cost-sharing basis. Funding of the service between January 1 and April 1, 1979 will be cost-shared between the downtown merchants and the City. If an acceptable cost-sharing formula is not achieved by January 31, 1979, the FreeBus service will be cancelled from February 1 to April 1, 1979.

The various options for financing of FreeBus after April 1, 1979 would be reported to City Council. "

The City Manager submits the foregoing report of the City Engineer for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 593

A-7

MANAGER'S REPORT, DECEMBER 8, 1978 (FINANCE: A7-1)

FINANCE MATTERSRECOMMENDATION:1. Auto Allowances

The Director of Finance reports as follows:

"On December 6, 1977, Council approved an increase in auto allowance to compensate employees for the use of personal vehicles for civic purposes and in addition passed, as a temporary measure, the following resolution to correct an inequity that had arisen for low mileage drivers:

"THAT the implementation of an \$80 per month guaranteed minimum auto allowance be approved for a one-year period for those positions approved by the City Manager for such a guarantee."

The monthly guarantee has proven to be complex to administer for both the City and the employees and it has been deemed to be a taxable benefit by Revenue Canada Taxation. It is not recommended that the guarantee be continued after December 31, 1978.

The purpose of this report is to update the rates to reflect current automobile ownership and operations costs and to revise the payment schedule to resolve the inequity that was noted above. It is anticipated that these changes will provide adequate and equitable compensation for the business use of personal vehicles.

A revised schedule of auto allowances payable to City employees who use their automobiles on City business has been prepared using current costs of automobile ownership and operation and recognizing the higher per mile costs of low mileage usage. The revised schedule is attached to this report as Appendix 1. The detailed report supporting that schedule is on file in the City Clerk's Office.

The rates on average will increase 12% and the annual net increase in cost to the City is estimated to be approximately \$35,000.

A copy of this report has been sent to the V.M.E.R.U., Vancouver Fire Fighter's Union, Local 18, the City of Vancouver Foremen's Association, the Nurses Association of B. C., each of which has some members affected.

In conclusion, in light of current costs of automobile operation and ownership, the Director of Finance recommends:

- A. That the guaranteed minimum auto allowance be continued only until December 31, 1978.
- B. That the revised schedule of auto allowances set out in Appendix 1 be approved effective January 1, 1979.
- C. That the casual auto allowance rate be increased from 24¢ per mile to 25¢ per mile effective January 1, 1979 and that the senior staff rate be increased to \$95/month effective January 1, 1979 to reflect the recent Revenue Canada Taxation ruling.
- D. That the estimated cost increases for 1979 be provided in the 1979 Departmental budgets.
- E. That the Director of Personnel Services amend the Personnel Regulations to reflect the above changes.
- F. That the Vancouver Public Library, the Board of Parks and Recreation and the Vancouver Police Board be informed of the action taken by Council, with the recommendation that those Boards follow the procedure.

Clause #1 continued:

- G. That due to the recent and proposed gasoline price increases, the Director of Finance be authorized to adjust the rate schedule, subject to the approval of the City Manager. Such changes only to be made when they are minor, reflecting inflationary increases, and within the present auto allowance formula.

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance be approved.

2. Taxes - City Facilities at 7th Avenue and Laurel

The Director of Finance reports as follows:

"The City has entered into long-term leases with H. Haebler Co. Ltd. for Lots B and C, Block 296, D.L. 526, which is located on Laurel Street between 6th and 7th Avenues. The developer has built a residential and a commercial building on the respective lots plus a parking garage. The City has built a land bridge which spans 6th Avenue and encroaches into Lot B to the point where it abuts the parking structure. The City has improved the roof of the parking structure to create a plaza which forms the extension of the land bridge up to 7th Avenue. The City has also reserved the right to have exclusive use of 16 parking stalls in the parking structure to provide parking for visitors to the False Creek - Area 6 park.

Under the terms of the ground leases, the lessee, H. Haebler Co. Ltd. is responsible for payment of property taxes for the total development. With respect to the City's improvements to the plaza and the 16 parking stalls, we were under the impression that the B.C. Assessment Authority would not assess the value of the plaza and parking stalls for property tax purposes. Accordingly, no provision was made in the ground leases for relief of taxes for the City improvements. The B.C.A.A. now advise us that they have assessed these City improvements for an actual value of \$116,600 for 1978 and that this assessment will continue for 1979. The basis for assessment for 1980 will likely change.

As this assessment of the City improvements was not contemplated in the original agreement with Haebler, it is now appropriate to give tax relief to Haebler for the value of the City improvements. This would involve repayment of taxes paid of \$1,980.67 for 1978 and a similar reduction or payment to Haebler for subsequent years.

It is recommended that:

- A) the City refund to H. Haebler Co. Ltd. amounts in lieu of taxes paid for 1978 relating to City improvements to the following properties:

Lot B	\$ 695.91
Lot C	<u>1,284.76</u>
	<u>\$1,980.67</u>

- B) the City make a similar payment to H. Haebler Co. Ltd. for 1979 based on an actual value of the City improvements of \$116,600, the source of funds being Sundry Rentals - Disbursements.
- C) the Director of Finance review the basis of property assessment in 1980 and report back on how this annual relief of property taxes can be incorporated into the ground leases."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance be approved.

MANAGER'S REPORT, DECEMBER 8, 1978 (FINANCE: A7-3)

3. Printing Branch Replacement Equipment

The Director of Finance reports as follows:-

"The City operates a Printing Branch under the direction of the Director of Finance. The Branch is self-sustaining in that all costs, including provision for the replacement of equipment, are recoverable through charges against City Departments and Boards for work performed.

The existing 1967 Ammonia Diazo White Print Machine is now due for replacement. It is no longer reliable, there is a substantial amount of maintenance and replacement of parts required, and the general alignment of the tracking system is failing.

Funding for this replacement is available partly from the Printing Branch Replacement Reserve and partly from the Printing Branch Reserve.

I therefore recommend:

Replacing the existing White Print Machine at an estimated total cost of \$20 000 with funds to be provided as follows:

\$12 130 from the Printing Branch Equipment Replacement Reserve.

\$ 7 870 from the Printing Branch Reserve. "

The City Manager RECOMMENDS that the recommendation of the Director of Finance be approved.

SEE OVER

MANAGER'S REPORT, DECEMBER 8, 1978 (FINANCE: A7-4)

4. Britannia Operating Agreement

The City Manager reports as follows:

The operating agreement describes the responsibilities of the agencies involved in the ownership and operation of the Britannia Center. The signatories are the City, the School Board and the Britannia Community Services Center Society.

The original agreement, which expired at the end of 1977, was drawn before the Center was fully operational. Many of its terms require minor alterations. In addition, on September 13, 1977, in anticipation of changes to the agreement, Council resolved "that City staff explore with the Britannia Community Services Centre Society Executive the possibility of a new agreement on a lump sum basis."

During 1978, the agreement was extended on a month-to-month basis while Britannia Society and City representatives negotiated a new agreement. During the early stages of this discussion, there was extensive consideration of "lump sum funding." Under this proposal, the Britannia Society would receive a lump sum grant which would be used as they saw fit within their terms of reference. While the flexibility this proposal offered was attractive to the Britannia Society, they were concerned about the separation from the City administration. From the viewpoint of City staff, the services managed by the Britannia Society are similar to basic City services provided by City staff, and it was therefore appropriate to retain the overall controls inherent in the present agreement, including the application of our normal budget process. For these reasons, both City and Britannia Society staff agreed block funding should not be recommended to Council.

With this major issue resolved, suitable amendments to the agreement were developed to deal with a variety of minor issues -- timing of budgets and financial reports, security services, insurance, use of facilities by the society, and similar technical changes. Negotiators for all parties are in agreement with the proposed agreement. For the City, this included the Deputy City Manager, the Director of Finance and the Deputy Director of Social Planning. The proposed agreement is on file in the offices of the City Clerk.

The City Manager RECOMMENDS that Council authorize the Director of Legal Services to enter into the modified Britannia agreement, until the end of 1980.

MANAGER'S REPORT, DECEMBER 8, 1978 (FINANCE: A7-5)

5. Investment Matters (Various Funds) August 1978

The Director of Finance reports as follows:

- "(a) Security Transactions during the month of August 1978.
 (b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF AUGUST 19781. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Annual Yield %</u>
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
Aug. 1	Bank of Canada	Aug. 2/78	\$ 3,000,821.91	\$ 3,000,000.00	1	10.00
1	Bank of British Columbia	Jan.15/79	3,125,593.15	3,000,000.00	167	9.15
1	Vancouver City Savings Credit Union	Dec. 4/78	515,239.73	500,000.00	125	8.90
2	Bank of Montreal	Aug.31/78	2,013,745.21	2,000,000.00	29	8.65
2	Royal Bank of Canada	Aug. 3/78	3,000,678.08	3,000,000.00	1	8.25
2	Toronto Dominion Bank	Jan.15/79	3,121,566.58	3,000,000.00	166	8.91
3	Toronto Dominion Bank	Aug.10/78	1,502,445.21	1,500,000.00	7	8.50
8	Bank of British Columbia	Aug. 9/78	4,001,068.49	4,000,000.00	1	9.75
9	Toronto Dominion Bank	Nov. 1/78	1,530,723.29	1,500,000.00	84	8.90
9	Vancouver City Savings Credit Union	Jan.15/79	519,602.74	500,000.00	159	9.00
9	Toronto Dominion Bank	Aug.10/78	2,000,506.85	2,000,000.00	1	9.25
10	Royal Bank of Canada	Feb.15/79	2,093,205.48	2,000,000.00	189	9.00
14	Mercantile Bank of Canada	Aug.21/78	1,502,445.21	1,500,000.00	7	8.50
15	Vancouver City Savings Credit Union	Sept.6/78	1,508,091.78	1,500,000.00	22	8.95
15	Mercantile Bank of Canada	Oct. 3/78	1,517,861.51	1,500,000.00	49	8.87
16	Mercantile Bank of Canada	Dec. 1/78	1,026,236.99	1,000,000.00	107	8.95
22	Banque Canadienne Nationale	Aug.28/78	1,001,339.73	1,000,000.00	6	8.15
28	Royal Bank of Canada	Aug.31/78	1,000,657.53	1,000,000.00	3	8.00
80	Royal Bank of Canada	Aug.31/78	2,000,328.77	2,000,000.00	1	6.00
81	Bank of Nova Scotia	Sept.6/78	2,002,301.37	2,000,000.00	6	7.00
81	Vancouver City Savings Credit Union	Sept.29/78	2,014,380.82	2,000,000.00	29	9.05
81	Bank of Montreal	Oct.31/78	2,537,602.74	2,500,000.00	61	9.00
			<u>\$42,536,443.17</u>	<u>\$42,000,000.00</u>		

2. SINKING FUND TRANSACTIONS (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Annual Yield</u>
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
Aug. 10	Bank of British Columbia	Mar. 1/79	\$ 1,050,110.41	\$ 1,000,000.00	203	9.01
31	Royal Bank of Canada	Nov. 1/78	4,569,558.90	4,500,000.00	62	9.10
31	Bank of British Columbia	Mar. 1/79	1,047,379.45	1,000,000.00	183	9.45
			<u>\$ 6,667,048.76</u>	<u>\$ 6,500,000.00</u>		

MANAGER'S REPORT, DECEMBER 8, 1978 (FINANCE: A7-6)

Clause #5 continued:

3. DEBT CHARGES EQUALIZATION FUND (PURCHASES)

Chartered Bank Deposit Receipts and Government Notes

Aug.15	Bank of British Columbia	Sept.29/78	\$ 2,830,550.69	\$ 2,800,000.00	45	8.85
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(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT AUGUST 31, 1978

<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cash or Book Value</u>
<u>Short Term</u>		
Chartered Bank Deposit Receipts and Government Notes	\$110,383,321.18	\$ 107,362,949.50"

The Director of Finance recommends that the above transactions be approved.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

6. Investment Matters (Various Funds) September 1978

The Director of Finance reports as follows:

"(a) Security Transactions during the month of September 1978.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF SEPTEMBER 1978

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Annual Yield %</u>
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
Sept.6	Vancouver City Savings Credit Union	Sept.12/78	\$ 1,001,430.14	\$ 1,000,000.00	6	8.70
6	Vancouver City Savings Credit Union	Sept.27/78	2,512,729.45	2,500,000.00	21	8.85
15	Bank of British Columbia	Sept.20/78	1,501,386.99	1,500,000.00	5	6.75
20	Bank of British Columbia	Feb. 15/79	2,076,716.71	2,000,000.00	148	9.46
27	Vancouver City Savings Credit Union	Sept.28/78	1,000,260.27	1,000,000.00	1	9.50
27	Vancouver City Savings Credit Union	Oct. 3/78	2,002,926.03	2,000,000.00	6	8.90
29	Vancouver City Savings Credit Union	Oct. 5/78	6,007,890.41	6,000,000.00	6	8.00
			\$16,103,340.00	\$16,000,000.00		

2. DEBT CHARGES EQUALIZATION FUND (PURCHASES)

Sept.29	Toronto Dominion Bank	Oct. 4/78	\$ 2,802,780.82	\$ 2,800,000.00	5	7.25
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MANAGER'S REPORT, DECEMBER 8, 1978 (FINANCE: A7-7)

Clause #6 continued:(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL
ACCOUNTS ONLY - AS AT SEPTEMBER 30, 1978.

<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cash or Book Value</u>
<u>Short Term</u>		
Chartered Bank Deposit Receipts and Government Notes	\$ 89,955,174.33	\$ 87,456,983.50"

The Director of Finance recommends that the above transactions be approved.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

7. Investment Matters (Various Funds) October 1978

The Director of Finance reports as follows:

"(a) Security Transactions during the month of October 1978.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF OCTOBER 19781. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Annual Yield %</u>
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
Oct. 3	Vancouver City Savings Credit Union	Feb. 15/79	\$ 3,106,520.55	\$ 3,000,000.00	135	9.60
5	Vancouver City Savings Credit Union	Oct. 11/78	1,001,471.23	1,000,000.00	6	8.95
5	Canadian Imperial Bank of Commerce	Nov. 8/78	2,017,251.51	2,000,000.00	34	9.26
5	Bank of British Columbia	Mar. 15/79	2,605,642.47	2,500,000.00	161	9.58
11	Bank of Montreal	Oct. 13/78	1,000,410.96	1,000,000.00	2	7.50
13	Bank of Montreal	Oct. 17/78	2,001,424.65	2,000,000.00	4	6.50
17	Vancouver City Savings Credit Union	Oct. 19/78	1,500,801.37	1,500,000.00	2	9.75
19	Vancouver City Savings Credit Union	Oct. 24/78	1,001,308.22	1,000,000.00	5	9.55
19	Royal Bank of Canada	Oct. 20/78	2,000,424.66	2,000,000.00	1	7.75
20	Bank of British Columbia	Apr. 12/79	2,097,916.71	2,000,000.00	174	10.27
20	Bank of British Columbia	Oct. 27/78	1,502,545.89	1,500,000.00	7	8.85
24	Royal Bank of Canada	Oct. 25/78	750,159.25	750,000.00	1	7.75
25	Vancouver City Savings Credit Union	Apr. 30/79	1,053,026.03	1,000,000.00	187	10.35
31	Royal Bank of Canada	Nov. 1/78	1,300,284.93	1,300,000.00	1	8.00
31	Vancouver City Savings Credit Union	Apr. 12/79	2,614,434.93	2,500,000.00	163	10.25
			<u>\$25,553,623.36</u>	<u>\$25,050,000.00</u>		

MANAGER'S REPORT, DECEMBER 8, 1978 (FINANCE: A7-8)

Clause # 7 continued:2. SINKING FUND TRANSACTIONS (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Price</u>	<u>Cost</u>	<u>Term Yrs/Mos.</u>	<u>Yield %</u>
<u>Debentures</u>							
Oct. 2	City of Vancouver 6.00% June 15/80		\$ 25,000.00	95.45	\$ 24,310.45	1/9	8.90
12	City of Vancouver 10.00% Dec.16/94		2,000.00	102.00	2,040.00	16/2	9.75
12	City of Vancouver 6.25% Apr.15/80		1,000.00	96.25	962.50	1/6	8.95
17	City of Vancouver 8.00% Apr. 2/93		100,000.00	87.97	87,970.00	14/6	9.55
			<u>\$128,000.00</u>		<u>\$115,282.95</u>		

Chartered Bank Deposit Receipts and Government Notes

Oct. 17	Vancouver City Savings Credit Union	Oct.31/78	\$ 2,007,517.81	\$ 2,000,000.00	14	9.80
31	Bank of Nova Scotia	Apr.30/79	2,732,799.45	2,600,000.00	181	10.30
			<u>4,740,317.26</u>	<u>4,600,000.00</u>		
			<u>\$ 4,868,317.26</u>	<u>\$ 4,715,282.95</u>		

3. DEBT CHARGES EQUALIZATION FUND (PURCHASES)Chartered Bank Deposit Receipts and Government Notes

Oct. 4	Bank of Montreal	Oct.31/78	\$ 2,819,200.33	\$ 2,800,000.00	27	9.27
31	Vancouver City Savings Credit Union	Nov.30/78	2,923,954.79	2,900,000.00	30	10.05
			<u>\$ 5,743,155.12</u>	<u>\$ 5,700,000.00</u>		

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT OCTOBER 31, 1978.

<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cash or Book Value</u>
<u>Short Term</u>		
Chartered Bank Deposit Receipts and Government Notes	<u>\$ 72,730,009.13</u>	<u>\$ 70,269,620.00"</u>

The Director of Finance recommends that the above transactions be approved.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

8. 1979 Street Decorations

The City Engineer reports as follows:

"Each year the City Engineer in cooperation with the Street Decorations Committee appoints an artist, purchases and installs approximately 700 banners on major streets and bridges in the City. Normally this is done without reporting to Council however, this report is submitted for approval of a program that departs from the normal tendering process for the purchase of these street banners. The Street Decorations Committee has previewed the design concept advanced through Mr. Fladell of the Social Planning Department and considers it would be appropriate for the 1979 street banners.

MANAGER'S REPORT, DECEMBER 8, 1978 (FINANCE: A7-9)

Clause #8 continued:

The program proposes to involve the community services in the design and manufacture of banners and it will not be possible to follow the normal tendering processes.

The following is a brief outline of the proposal:

- (a) the United Nation's "Year of the Child" be adopted as a theme for the banners.
- (b) Ms. Evelyn Roth, a free lance artist be engaged as the artist and coordinator of the program to supervise the design and manufacture of the banners.
- (c) Ms. Roth in conjunction with several kindergarten teachers will select suitable sketches (silhouettes of children) and produce approximately eight designs and a sketch of the street layout for approval by the Streets Decorations Committee.
- (d) she will supervise the silk screening and sewing in community centers and the Vancouver schools for the manufacture of the banners. Council approval is requested on this item which departs from the normal procedure.

The costs of production of these banners including all fees will amount to \$19,800 which is the amount expended in 1978 for the banners.

Ms. Roth successfully coordinated and supervised a similar although much smaller project in 1977 during Habitat for the street banners at the Britannia Community Center, Broadway West and Japanese community on East Powell Street.

I recommend that -

- (a) a contract satisfactory to the Director of Legal Services be entered into with Ms. Roth for the supply of 700 banners at a total cost of \$19,800, and
- (b) that payment for the banners be made on the following basis, 50% on March 1, 1979, 25% on May 1, 1979 and the balance on delivery of the banners.

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

INFORMATION:

9. Analysis of 1978 Property Tax Roll for Single-Family Residences

The Director of Finance reports as follows:

"This is the regular annual report to Council showing the taxes levied on single-family residences. The statistics on the attached exhibits are presented in stepped groups to demonstrate taxes paid by the different valued properties.

In 1978, the provisions of the Assessment Amendment Act came into force. For the years 1975 to 1977, the assessment roll had been frozen at 1974 values. For the 1978 roll, all properties were revalued at their estimated market value. Using the terminology of the Assessment Act, this is the 'actual' value of the property.

Description of Support Tables

In Exhibit I, the data is grouped in steps of estimated market value (actual value) and shows the taxes payable at each level. The value shown in the column "Estimated Market Value" is the mid-point of the range. For example, the group with an estimated market value of \$29,500 contains all single family homes with values from \$29,000 to \$29,999.

Clause #9 continued:

Exhibit II presents 1977 and 1978 actual values. The changes in actual value from 1977 to 1978 are due to all property being revalued at its estimated market value. Exhibit IV shows the corresponding taxable value. Under the new assessment legislation, municipalities choose the option under which they wish property to be placed on the roll for taxation. The City of Vancouver has elected Option "A", the same option as applied to the school roll. Under this option residential property is placed on the roll for taxation at 15% of its actual value, i.e. taxable value in 1978 is 15% of actual value. Exhibit III shows the difference in taxable values between 1977 and 1978 for single-family residences. In 1977, taxable value was calculated as 100% of land and 75% of improvement value.

In Exhibits IV and V, the properties are divided into three sub-groups with approximately the same number of properties in each group. Group membership is determined by 'actual value'. About one-third of the single-family dwellings in the City of Vancouver have an estimated market value of \$51,999 or less. Properties falling in this category comprise the group called "Lowest Third". The middle third is composed of those single family residences with an estimated market value of \$52,000 to \$68,999. The upper third is all those residences in excess of \$70,000 estimated market value. For each sub-group the average total net tax, the total taxes and the percentage of the total paid by that group are presented.

The "Average" Single Family Home

The 'mean' (also called average) total taxes for single family homes in 1978 (general, school, hospital, regional district and assessment authority) is \$964. Netting out the Home Owner Grant, the 'mean' is reduced to \$684. This net amount represents an increase of 4.9% over the 1977 figure. The 'mean' is obtained by adding up the actual net taxes paid by all single family owners and dividing by the number of single family properties in the City (74,697).

The 'mean' should not be confused with the 'median'. The 'median' was \$849 (\$569 net). This represents what the typical taxpayer paid. If the taxes paid were arranged in order so that the least amount paid was first and the greatest amount was last, the 'median' is the amount that was paid by the taxpayer who fell exactly in the middle (see page 6). Consequently half of the taxpayers paid less than the 'median' (\$569) and half paid more.

Taxes were composed of:

	<u>'Mean'</u>	<u>'Median'</u>
General purposes	\$442	\$389
School purposes	480	423
Hospital, Regional District, and B.C. Assessment Authority	42	37
	<u>\$964</u>	<u>\$849</u>
Less Home Owner Grant	<u>280</u>	<u>280</u>
Net Taxes	<u>\$684</u>	<u>\$569</u>

General Purposes Taxes

The change in the general purposes tax levy between 1977 and 1978 is shown below:

	<u>1977</u>	<u>1978</u>	<u>Percent Change 1977-78</u>
General Purposes Tax Levy on all properties	\$83,737,311	\$87,550,800	4.6%
'Mean' General Purposes Tax paid by single-family home owners	458	442	-3.5%

Clause #9 continued:

As can be seen above, the total amount of general taxes collected rose by 4.6% and yet the 'mean' general taxes paid by single family homeowners fell by 3.5% in 1978. The reasons for the decrease are the changes mentioned previously, i.e. a) the complete revaluation of all property to estimated market (actual) value and b) the decision to use Option A for the general tax roll. As a result, taxes on single family dwellings were 37.8% of the total general tax revenues in 1978. In 1977, single family dwellings paid 40.3%. The 1978 decrease in general purpose taxes for single family dwellings would have been greater if the City had not required more revenue than in 1977. An earlier report to Council addressed the shift in tax burden from residential to business property.

School Taxes

The change in the school tax levy between 1977 and 1978 was as follows:

	<u>1977</u>	<u>1978</u>	<u>Percent Change 1977-78</u>
School Tax Levy on all properties	\$97,986,669	\$108,012,721	10.2%
'Mean' School Tax paid by single-family homeowners	427	480	12.4%

As in 1977, the total school tax levy exceeded the general tax levy. For the first time, however, the gross average school tax paid by single family residences exceeded the general purposes tax. Part of this is due to the overall increase in revenue needed by the School Board. The balance of the increase is the combined effect of several factors including the revaluation in 1978, Option A and the initial difference at the end of 1977 between the school assessment roll and the general purposes assessment roll.

While the new assessment legislation shifted the general purposes tax burden away from single family dwellings, it increased the school tax burden for this class. This is due to a long history of limitations on assessment increases for the school roll. At the time the roll was frozen in 1974, residential properties were on the school roll at about 40% of market value, while other types of properties were carried on the school roll at about 50% of market value. Therefore, the revaluation caused the actual value of residential properties for the school tax roll to increase more than other classes of property. This did not occur with the increases for general purpose tax as the City of Vancouver had kept its general tax assessment roll closer to the market value of the properties. The use of one provincially determined tax roll by all taxing authorities both this year and in the future should eliminate this kind of discrepancy occurring in the future. The effect of Option A here, as for the general roll, was to shift some of the tax burden from residential to other property. However, the revaluation effect of the new legislation was stronger and resulted in the 12.4% increase noted above.

Hospital, Regional District, B.C. Assessment Authority, and
Municipal Finance Authority Taxes (other Taxes)

The change in these levies between 1977 and 1978 was as follows:

	<u>1977</u>	<u>1978</u>	<u>Percent Change 1977-78</u>
Hospital Tax Levy - all properties	\$2,937,237	\$3,810,944	26.0%
Regional District Tax Levy - all properties	2,074,554	2,233,040	4.5%

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Clause #9 continued:

B.C. Assessment Authority			
Tax Levy - all properties	2,610,651	3,093,717	23.0%
Municipal Finance Authority			
Tax Levy - all properties	41,080	38,538	-6.2%
Total for all properties	<u>\$7,663,522</u>	<u>\$9,176,239</u>	19.4%
'Mean' Other Tax paid by single-family homeowner	34	42	23.5%

The increases observed in Other Taxes paid by single-family homeowners may be explained by the same reasons as the school tax increases. That is, the taxing authorities required more revenue and the taxable value of the properties for their tax rolls was derived from the same base for the school tax roll. Single family homeowners experienced proportionately greater tax increases in these sectors than for the general purposes tax.

Summary of Total Taxes Payable

The changes from 1977 to 1978 in total 'mean' taxes payable by single family homeowners are summarized below:

	1977	1978	Dollar Increase(Decrease) 1977 - 78
General Purposes	458	442	\$(16)
School Purposes	427	480	53
Hospital, Regional District, and B.C. Assessment Authority	<u>34</u>	<u>42</u>	<u>8</u>
Total Gross Taxes	919	964	45
Less Home Owners Grant	<u>280</u>	<u>280</u>	
Total Net Taxes	<u>639</u>	<u>684</u>	<u>45</u>

The City Manager RECOMMENDS the foregoing report of the Director of Finance be received for INFORMATION.

RECOMMENDATION:

10. Construction Cost Overruns

The Director of Civic Buildings reports as follows:

"On July 11th, 1978, the City Manager informed Council that he would examine the cost overruns at recent capital projects and report to Council on possible future courses of action to prevent similar overruns.

Review of Two Cost Overruns

At the request of the City Manager, I have examined in particular the overruns at Kitsilano Pool and Kensington Community Centre.

In the case of Kitsilano Pool, the Architect, Ron Howard, provided excellent estimating service based on a well-established estimating procedure coupled with his past experience with similar facilities. He did not use a consulting Quantity Surveyor, because he had this in-house expertise for this type of facility. The

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Clause #10 continued:

Architect provided estimates at various points to the Parks Board, and these turned out to be quite realistic. The Parks Board continued with the project hoping for a much lower tender -- based on some unusually low tenders being received on other projects in the building industry at that time.

The problem of the Kensington Community Centre is quite confused: Objectives and costs were not reconciled initially, and there was poor initial and subsequent estimating. In this case, it would have been beneficial to have had a Quantity Surveyor provide a cost analysis early in the working drawings stage, or preferably at sketch scheme stage. When the low tender showed a \$400,000 cost overrun, the Architects accepted responsibility to do whatever was necessary to incorporate changes but the User Committee could not agree on which items to eliminate.

A more detailed history of these two over-runs is available in the City Clerk's Office.

Policy on Future Capital Projects

Since any project has a series of objectives, normally to be achieved within certain constraints, it is essential to have these clearly stated at the earliest time. The objectives are size and quantity and quality of construction and the constraints are usually funds available for their provision. Clearly, if funds are limited, so should the objectives be limited. I believe that the first process in contemplating a project is to do one of two things and then determine if the result is acceptable:

- (a) Establish a firm program of requirements and the resulting cost.
- (b) Given a known cost constraint, establish a viable set of requirements.

This initial step can be in relatively "ball park" terms because the process of design is one of refinement and increasing detail, and the opportunity should exist through to the final plans to react appropriately to more detailed information as it comes available. It is important at the initial step that cost estimates contain an adequate contingency allowance and are quite realistic.

The initial function should be performed by the client (or his representative) with the assistance of knowledgeable and responsible help. I see this Department providing that assistance to the Manager or Council, and the same functions should be provided by the Parks Board. Specific detailed help might be required for these 'employee' departments to ensure accuracy and a realistic approach. In the private sector, this function customarily has been provided by a Programmer, Architect or Engineer, or by other authorities such as Construction Managers.

When a consensus is reached at this stage, it is possible to proceed to a more detailed concept. This is the point at which the designer is appointed in civic projects, and the first result of his work should be a sketch proposal. Essentially, this is to confirm both the objectives and the costs at a more detailed information level. Any discrepancy must be resolved in one way or another. If necessary, these should be reported to the City Manager or Council for resolution.

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Clause #10 continued:

Following consensus at this point, the refinement and detail design should progress with specific review periods to ensure that both sides of the equation remain in balance. These review periods must be at appropriate intervals, so that corrective measure can be taken as necessary. I believe a minimum of twice is necessary - at 25% working drawings and 75% working drawings. Any major discrepancies that cannot be resolved by the user or Employee Departments should be reported for appropriate action.

Thus, by following an established procedure of successively more detailed verification of objectives and costs, divergencies can be identified and conscious action taken.

It can be expected that responsible architectural firms follow the above general procedures. Many, however, rely upon their own expertise in costing, and the client does not receive an independent assessment of costs and the frequency of the reviews vary widely.

Any architect will usually receive a program of the work with a rough budget set by the client. He will then develop a preliminary sketch plan to the point that the area of the building is determined, and he provides his first estimate. With a simple building, he may not re-estimate at all, until completion of the working drawings. In a reasonably sized building, he will make an estimate at the completion of final sketch plans prior to the start of working drawings, at which stage an outline specification of finishes, mechanical equipment etc. can best be set. In a complex building, he might review his estimate at approximately 75% completion of working drawings when the major implication of consultants work is also known. He may employ a Quantity Surveyor, depending on his confidence in estimating cost, the complexity of the project, and the requirements of the client.

If the client directs the employment of a special consultant, then it is at the client's expense. For the additional costs involved I recommend that the City so direct the employment of a Quantity Surveyor in projects over \$500,000 to obtain independent cost analysis.

The Architectural profession has been concerned for some time with Clients and Architects joint responsibilities in completing a project for a set budget. This matter is addressed in the new RAIC Client/Architectural agreement. A copy of the relative clause is attached for your information

The more experience that a firm has in previous projects of a similar nature, the better he should be in his estimating work. This fact supports the position that projects should be given to firms who have proved their ability in that specific field which would lead to the City developing a policy of a more selective list of Architects who would begin with small projects and work up to the larger or more complex ones, as they prove their capabilities. Consulting Engineers should be included in this policy since about half of a project's cost is the direct result of their work.

Recommendations

In view of our past experiences, I recommend the following procedures for future capital projects:

- A. In construction projects of \$500,000 and over, a special cost consultant should be retained by the City to carry out in-depth study of the cost of the project at the 25% and 75% stage of the development of working drawings.

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Clause #10 continued:

- B. The Director of Civic Buildings to be authorized to carry out discussions with the Law Department and the Architectural Institute of British Columbia for the purpose of amending the City's Architect/Client Agreement to include a clause which makes the Architect and his associated engineers responsible for redesign of the project, if the tenders show a significant cost overrun. Where a cost-consultant has been retained by the City, the significant overrun would be anything over 5%. Otherwise it would be 10%.
- C. City Council should recognize that it is to the City's advantage to retain Architects and associated engineers, who have given them previous satisfactory service. Council should agree that although it desires to distribute commissions equitably among the Architectural and Engineering profession, Council should also give prime consideration to the Consultants who have a proven record of good service to the City for future commissions.
- D. That all Departments, Boards, Committees or other such organizations that have the responsibility for projects for which the City has committed funds shall report to Council when there are indications that the project is likely to exceed the set budget by 5%. "

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Civic Buildings be approved.

CONSIDERATION:

11. Police Compound Attendants

The Chief Constable and the City Engineer report as follows:

"INTRODUCTION

This report is submitted in response to the recommendations of the Standing Committee on Finance and Administration dated 14 July 1978. The report deals with the Police Compound Attendant positions, the associated staff and police fleet problems.

This report was prepared and the study carried out by staff of the Police Planning and Research Office assisted by staff of the Engineering Department, Departmental Services and Sewers Division.

The report recommends:

1. Three temporary Compound Attendant positions be transformed into permanent positions.
2. One temporary Compound Attendant position be retained for a further six months pending further investigation into modified Police Vehicle Fleet management systems. In conjunction with this system study it should be determined if there is an opportunity to utilize the remaining temporary Compound Attendant's time fully.
3. Methods and procedures followed by the Compound Attendants be modified to minimize issue time and general workload.

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Clause #11 continued:

HISTORY

Early in 1976 the Chief Constable requested and received authority to employ four Police Compound attendants for a temporary period. They were needed to solve the problem of fleet equipment control that was approaching an intolerable level. This condition was caused in part by the construction of the Annex to the Public Safety Building not due for completion till some time in 1978. Accordingly, the positions were to be terminated at the end of this year.

These positions, augmenting the Permanent Compound Attendant, made it possible to install a control system that overcame many problems. In July 1978 the Chief Constable recognized the need for the improved control system and the security it provided and asked that the positions be made permanent. This request resulted in the manager's recommendation that this study be conducted "to determine the most feasible method of providing security and service for police vehicles, considering use of existing City facilities of a like nature to eliminate any duplication of service that might exist;".

The area of responsibility, studied by the Police Department, included the security and control of the equipment; and the Engineering Department included the servicing, maintenance and transporting of equipment.

SUMMARY

A review of the jobs performed by the Police Compound Attendants has been carried out and the observations and findings are outlined herein. Related jobs are discussed, some changes in organization and systems are described, and further investigation in related areas are suggested.

The workload of the Attendants was measured; added tasks have been identified and are described. The old and new systems of control and issuance of vehicles and radios have been compared and their difference explained. In addition, savings of Police Personnel time have been identified.

Recommendations regarding the temporary Compound Attendants have been made and further studies are suggested.

Previous System

Prior to the construction of the Annex parking facilities, the control of Police vehicles was decentralized to the degree that the individual Patrol and Traffic Division N.C.O.s managed a quantity of equipment assigned to that Division. The various Detective Offices were assigned equipment but no one person was responsible for its management, control, or security. Another pool of equipment for general use and back-up was the responsibility of the one Permanent Compound Attendant, when on duty, and the Report Centre N.C.O. at all other times. Compliance with the Engineering Maintenance schedule was the responsibility of the Fleet Supervisor. The equipment included a variety of portable radio equipment and power supplies.

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Clause #11 continued:

At that time the Patrol and Traffic Divisions were on a simple shift schedule and there were only five basic shift changes, involving twenty-three squads in a twenty-four hour day. The time-consuming activity done by N.C.O.s, booking equipment in and out, took a minimum of fifteen minutes per shift per N.C.O. when no problems were encountered. However, any complications in this system increased the time spent by the N.C.O.s extensively. There is no measure of this "lost" time, but it is believed to be substantial.

During this period of time, less than two-thirds of the fleet was parked on or in Police parking facilities. the remaining vehicles were parked on the street in the vicinity of the Public Safety Building which made it extremely difficult to keep track of vehicles. The loss of the parking lot abutting the Public Safety Building during construction of the Annex increased this problem to an intolerable level and not only was temporary assistance needed to cope with the short term problems, but long term improvements in the system were imperative.

The amount of equipment had increased along with increases in Police staff. The advent of "Team Policing" increased the complexity of shift arrangements. Policemen were going on and off duty at a greater number of times during a 24 hour period. These all combined to complicate the equipment management task and increase the time required of the N.C.O.s to do the job.

The New System

Upon the acquisition of the temporary Police Compound Attendants, and completion of the Annex, the radio equipment from Patrol Division North, the Traffic Division, and the Bureau of Staff Operations were assembled into one common area at the entrance to the parking levels in the Annex. All vehicles, except motorcycles, were assigned to specified parking stalls in the Annex. All equipment issues and receipts from Headquarters are now accomplished by the Compound Attendant from his work station at the entrance to the parking levels. None of this work is any longer done by N.C.O.s at Headquarters.

The servicing, maintaining and transporting of vehicles were examined most particularly for cases of overlap or duplication. There was little found. One example of duplication is the recording of vehicle travel distances for vehicle maintenance purposes which can and will be eliminated. Some assistance in transporting vehicles is provided by the Compound Attendant. However, the major amount of this work is done by Automotive Servicemen, and this function will be studied further, since there was some indication that with more formal scheduling and planning, savings in this job may be accomplished. This will be investigated jointly by Police and Engineering staff and any savings in the function will be reported within six months.

In order to determine whether or not the Compound Attendants are required during the entire 24-hour day, the "Motor Vehicle Records" over a nine day period -- November 5 to November 13 -- were examined. Table I below summarizes radio and vehicle assignment activity for a 24 hour period.

Table I - Frequency of Activities for only booking in and out of vehicles and portable radios by Compound Attendant shifts

Clause #11 continued:

<u>Hours</u>	<u>Total Average Activities per 8-hr shift</u>	
07:00-15:00	114	One activity every 4.2 minutes
15:00-23:00	102	One activity every 4.7 minutes
23:00-07:00	56	One activity every 8.5 minutes

As noted above, under the previous system there were only five basic shift changes per day, however due to the Department's switch to "Team Policing" there are now at least 13.5 patrol shift changes per day. In addition to the patrol shift changes there are other Divisions and Squads coming on and off duty at various times all of whom depend on the Compound Attendant for equipment management.

It is essential that someone be present during all of these varying shifts in order to issue equipment to Police personnel. This service can be provided by civilians at a lower cost than Police personnel.

Security

It is necessary to provide an extremely high level of security within the parking facility because of the value and type of equipment that is housed there. The replacement value of the equipment located in the Annex parking facility is approximately \$1,300,000.00.

Another reason to maintain very tight security in the area besides the equipment's value is the nature of the equipment itself.

Without constant protection and control of the portable radios and M.R.D.S. terminals it is possible that this equipment could fall into the hands of persons who would utilize it for criminal purposes. Because of the geographical location of the Police Station within the City this possibility is greatly increased due to the large number of active criminals within several blocks of the building.

On level "A" of the parking facility there are two parking spaces which are caged in for the purpose of storing vehicles used in the commission of serious crimes. The vehicles are stored there until examination by the appropriate Squad, and all relevant evidence has been removed.

It is absolutely essential that the "Continuity of Possession" of any evidence in these vehicles be maintained in order to enter the evidence in any criminal trial proceedings. In order to maintain the "continuity of possession" it is necessary for someone to be able to testify, if needed, that access to the vehicle has been denied to everyone save the essential investigators.

Present Staffing

In order to provide service on a twenty-four hour per day basis, it is necessary to employ 4.7 persons on a full-time basis. The formula used for absolute minimum staffing is:

365 days per year x = $\frac{8760 \text{ hrs per year}}{1848 \text{ hrs per person}}$ = 4.7 persons.
24 hours per day

Clause #11 continued:

Alternatives

Five alternatives were examined with respect to providing the level of service now provided by the Compound Attendants. The alternatives would provide a comparable level of security to that now provided by the Compound Attendants. The control of portable radios, vehicles and shortly, the M.R.D.S. terminals, would be assumed by the Vancouver Police personnel in all of the alternatives as it was prior to the present system of assignment control.

The alternatives considered were: use policemen only, use policemen plus B.C. Corps of Commissionaires, use policemen plus Unigard services, use policemen plus TV monitoring, and use policemen plus an automatic door.

It is concluded that utilizing Compound Attendants is the least expensive solution to the problem and that there is no apparent duplication with other civic staff. Therefore, it is recommended that:

- A. Three temporary Compound Attendant positions be transformed into permanent positions.
- B. One temporary Compound Attendant position be retained for a further six months pending further investigation into modified Police vehicle fleet management systems. In conjunction with this system study it should be determined if there is an opportunity to utilize the remaining temporary Compound Attendant's time fully.
- C. Methods and procedures followed by the Compound Attendants be modified to minimize issue time and general workload.

The increase in yearly cost of the above recommendations is:

3.5 x yearly salaries, Pay Grade 10	-	\$37,000
Plus 12.5% fringe benefits	-	4,625
		<hr/>
Total yearly cost	-	\$41,625 "
		<hr/>

The City Manager agrees that the proposed staffing greatly improves the security and the effective utilization of the Police fleet, and that it is more cost-effective than using Police constables for the same purpose. Police representatives will be in Council to speak to the matter.

However, this does present an increase in the level of service and of costs, and compensating savings are not identified.

In view of Council's concern for budget limitation, the approval of the above recommendations is referred for Council's CONSIDERATION.

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PERSONNEL MATTERSRECOMMENDATION1. "Decision Dynamics /79" Seminar

The Director of Personnel Services reports as follows:

"The Manitoba Institute of Management Inc. again offers this unique residential executive seminar with the faculty drawn from among outstanding business education teachers and resource people at the Banff Center from January 6 to January 19, 1979.

Decision Dynamics /79 is directed at men and women having responsibilities in executive, senior management, and professional capacities. The program deals with the elements making up the structural and behavioral sides of business. The former focuses on understanding and interpreting the market and business environment, effective decision-making, improved planning and control. The latter focuses on the management of organizational and human resource conflict, how to successfully introduce change into an organization, and strategies for optimizing the value of human resources.

The Assistant Director of Personnel Services - Employment and Training considers this course as particularly suitable for Mr. Art Langley, the Director of the Civic Buildings Department, and the Director of Personnel Services recommends Mr. Langley's attendance.

The cost of the program is made up of tuition (\$975), meals and accommodation (\$500), transportation by air, Vancouver to Calgary return (\$138) and bus travel, Calgary to Banff (\$10).

There is no per diem required; consequently the total cost would be \$1623 plus five (5) days leave of absence with pay.

The Comptroller of Budgets and Research advises that the required funds are available for the attendance of this employee in Appropriation No. 7090/934 - Administrative and Technical Courses - All Departments.

This recommendation of the Director of Personnel Services is in accordance with Personnel Regulation No. 248-4.

As costs exceed \$1500, the upper limit the City Manager may approve for such training activity, this matter is submitted to Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be approved.

2. Janitorial Staff for the East Wing, City Hall

The Director of Civic Buildings reports as follows:

"The Civic Buildings Department has a commitment to investigate methods of reducing operating costs through the expansion and integration of staff and functions. Consequently, we have investigated the possible cost savings if the janitorial service for the East Wing - City Hall complex were carried out by City staff rather than by contract, as at present.

The janitorial work in the Main Building of City Hall is carried out by City staff, and an expansion of that service to the East Wing will give better utilization of City staff and supervisors.

Clause No. 2 Continued

The present contract for evening janitorial service in the East Wing was obtained from competitive tenders, with the present contract expiring December 1, 1978. The actual 1978 contract cost is \$57,560.00. In the terms of the cleaning contract, we will be facing an increase of approximately seven percent in June 1979, which will be retroactive to January 1, 1979.

In order to implement a proposal to integrate the janitorial services in the East Wing with the existing City Hall janitorial staff, it will be necessary to make the following changes with the salaries shown at mid-step 1978, where applicable.

1. NEW STAFF

3 Building Cleaners - annual salaries	\$32,760
1 Working Foreman	13,080

2. ONE RECLASSIFICATION

Building Service Worker II to	
Bldg. Supr. I - annual salary increase	1,884
	<u>47,724</u>
Fringe Benefits 13%	6,204
TOTAL ADDITIONAL STAFF COSTS	<u>\$53,928</u>

Actual 1978 Contract Cleaning Cost	\$57,560
Additional Staff Costs for East Wing	<u>53,928</u>
SAVINGS IN JANITORIAL COST	
which represents 6.3% cost reduction	<u>\$ 3,632</u>

The above are subject to classification procedures by the Director of Personnel Services.

The cost saving is relatively modest, \$3,632 or 6.3%, however, major benefits will accrue from the employment of permanent city staff in raising the level of service on a constant basis. Permanent city staff will reduce the problems which evolve from the normal turn-over of staff that is associated with contract cleaners. Preventative maintenance is also improved because the staff become familiar with the building, through long-term association, and recognize potential maintenance problems which they are required to report in order that early remedial action can be initiated.

There will also be a definite improvement in security and building control. Permanent janitorial staff have a greater feeling of responsibility for the building and become more knowledgeable of other city employees working after normal hours and therefore are in a better position to recognize strangers who might have gained access to the building.

There will be an initial expenditure for additional janitorial equipment. The cost is estimated to be \$1,500 for which there are sufficient funds in the Janitorial accounts.

It is recommended that Council approve the hiring of three Building Cleaners and one Working Foreman, plus the reclassification of one Building Service Worker II position to a Building Supervisor I, and that the Director of Personnel Services be directed to proceed with the hiring and reclassification of the above positions, to be effective January 1, 1979.

It is also recommended that approval be given to expend \$1,500 for equipment before December 31, 1978, charged to Janitorial accounts. "

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Civic Buildings be approved.

PROPERTY MATTERSRECOMMENDATION1. Taylor Street - Lease Agreement

The City Engineer and Supervisor of Properties report as follows:

"The alignment of Taylor Street has a sharp bend beneath the Georgia Viaduct which impairs its ability to act as an integral part of the South Bypass and could create a serious safety problem. This roadway, therefore, was designed to encroach onto the adjacent B.C. Hydro land, which will improve the design speed somewhat and should provide acceptable operating conditions for a downtown street. B.C. Hydro has agreed to this encroachment and is preparing a lease agreement to cover the land involved. The lease term will be for a period of ten (10) years, and will include a one (1) year cancellation clause. It will cover approximately .059 acres for which the yearly rent shall be approximately \$1800 based on current land values of \$10/sq. foot and a 7% return. The first year's rental will be paid out of the project funds and subsequent years out of the City Engineer's annual budget. (Account # 8021/1850)

The City Engineer and the Supervisor of Properties recommend that the Director of Legal Services be given authorization to enter into a lease agreement with the terms as outlined above for the required land."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer and the Supervisor of Properties be approved.

2. Extension of lease - Mount Pleasant N.I.P. Site Office -
670 East Broadway

The Supervisor of Properties reports as follows:

"City Council on May 4, 1976, approved the lease of 670 East Broadway until December 31, 1977, to establish a site office to serve the Mount Pleasant Neighbourhood Improvement Programme.

City Council on February 7, 1978, approved a one year renewal of the lease at a rental of \$225.00 per month. This lease expires on December 31, 1978 and the Mount Pleasant Site Office Co-ordinator advises that they will require 670 East Broadway for a further five month period until May 31, 1979.

Following negotiations, the owners have agreed to extend the lease for a further five month period to May 31, 1979, subject to the same terms and conditions and a monthly rent of \$225.00.

It is therefore recommended that the City renew the lease of 670 East Broadway on the foregoing basis."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Sale of Industrially-zoned Property -
Intersection of Malkin and Atlantic Streets

The Supervisor of Properties reports as follows:

"The following offer to purchase has been received by the Supervisor of Properties as a result of the City's call for tenders advertised under the authority of the Property Endowment Fund Board. The offer is considered to be favourable to the City and is hereby recommended for acceptance.

MANAGER'S REPORT, DECEMBER 8, 1978 (PROPERTIES: A9 - 2)

Clause No. 3 cont'd:

"Lot 6 of Lot 1, D.L. 181, 196, 2037, Plan 7959
Intersection of Malkin and Atlantic Streets.

Zoned: M-1 and M-2

<u>NAME</u>	<u>APPROX. SIZE</u>	<u>SALE PRICE</u>	<u>TERMS</u>
Tom Yee Co. Ltd.	0.871 acres	\$275,000.00	City Terms @ 12%

Conditions of Sale:

- a. Purchaser to obtain a Development Permit within 60 days from the date Council approves this sale, in keeping with the development conditions set out in the information brochure provided for prospective purchasers. (Appendix A).
- b. Purchaser to enter into a bulkhead agreement (above grade)."

The City Manager RECOMMENDS that the foregoing offer to purchase, being the highest offer received and one favourable to the City, be accepted and approved under the terms and conditions set down by Council.

4. Request by Uptown Kiwanis Senior Citizens Housing Society for an easement over Lot 35, False Creek

The Director of Legal Services reports as follows:

"The Uptown Kiwanis Senior Citizens' Housing Society leases from the City Lot 36, False Creek, Plan 16788. Lot 35, False Creek, Plan 16788, which adjoins Lot 36 is leased by the City to Frank Stanzl Construction Ltd. The Society erected a building on Lot 36, a part of which extends over Lot 35. The Society requests an easement to occupy that part of Lot 35 over which the building extends.

It is recommended that the City, together with the Company, grant to the Society, the requested easement, the terms of the easement to be satisfactory to the Director of Legal Services."

The City Manager RECOMMENDS the foregoing recommendation of the Director of Legal Services be approved.

5. Lease of Coffee Shop at Britannia Community Services Centre

The Supervisor of Properties reports as follows:

"On June 1, 1976, upon the recommendation of the Supervisor of Properties, and the Britannia Community Services Centre Society, Council approved a three (3) year lease of the coffee shop at Britannia Community Services Centre to Terry Allan Kirby and Phillip D. Stothert (Stothert Services), at a rental of \$150.00 per month plus 2% of the gross sales above \$1,800.00.

Clause No. 5 Continued

"On November 23, 1976, Council also determined that the ice rink concession at the centre be leased to Terry Allan Kirby and Phillip D. Stothert at a rental of \$75.00 per month plus 2% of the gross sales, the lease to run concurrently with the existing head lease, which expires May 31, 1979.

Terry Allan Kirby and Phillip D. Stothert who carry on business under the firm name of Stothert Services, wish to relinquish their rights to the lease of the Britannia Community Services Centre Coffee Shop in favour of Customized Food Services Management Ltd. for the remaining term of said lease.

It is therefore recommended that the lease between the City of Vancouver and Terry Allan Kirby of Phillip D. Stothert be cancelled and a new lease in favour of Customized Food Services Management Ltd. be entered into, effective September 14, 1978, for the remaining term of the lease, subject to the terms and conditions being the same as the present lease. Britannia Community Services Centre Society are in agreement to a new lease. The lease agreement is to be drawn up to the satisfaction of the Director of Legal Services and the Supervisor of Properties."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

6. Rental Review - Parking Lot
1500 West 3rd Avenue

The Supervisor of Properties reports as follows:

"A portion of City Lot C of 5 to 15, Block 240, D.L.526 (as shown of Plan LF 1127) situated on the south side of 3rd Avenue, west of Granville Street, is leased to Thomas Montgomery and Beverly W. Hall for twenty years from May 1, 1976.

The site is situated under the Fir Street ramp, comprises approximately 10,000 sq.ft. and has been improved by the Lessee with a gasoline pump and blacktop. It is used in conjunction with the lessees adjoining property as a taxi cab terminal.

The rent is subject to review as of December 1, 1978 and after negotiation, the Lessee has agreed that it be increased from \$282.00 per month plus taxes to \$318.00 per month plus taxes.

The Supervisor of Properties is of the opinion that the proposed rental represents market rental value and is in conformity with the conditions of the lease, and recommends that for the period December 1, 1978 until May 1, 1981, that the rent be set at \$318.00 per month plus taxes as if levied."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

MANAGER'S REPORT, December 8, 1978 (PROPERTIES: A-9 - 4)

7. Rent Review - Lot 25, Block 105, D.L. 541
1200 Block Homer Street

The Supervisor of Properties reports as follows:

"Lot 25, Block 105 of District Lot 541, has been leased to the adjoining property owner since 1949 on a month-to-month lease. The lot is 25' x 125', (7.62 meters x 38.10 meters) gravel surfaced, providing nine stalls for employee parking.

Under the terms of the present lease, the rental is calculated on the basis of 6% of the assessed value plus taxes as if levied. However, due to the steep increase in taxes (80%), the lessee objects to the method of calculating the rental, in view of the fact that surrounding public monthly parking rates per stall are considerably less than the rate being charged by the City.

Following negotiations with Electric Power Equipment Limited, a rental of \$175.00 per month inclusive of taxes (approximately \$19.50 per stall) has been agreed upon subject to the following conditions:

1. Month-to-month lease beginning November 1st, 1978.
2. Rental review every two years based on the then current monthly parking rates.
3. The property shall be used only for the purpose of employee and customer parking.
4. Lease to be drawn to the satisfaction of the Director of Legal Services.

The Supervisor of Properties is of the opinion that this is the fair market rental for the use of this land for parking purposes only and therefore recommends that a lease agreement be entered into with Electric Power Equipment Limited, on the foregoing basis, such agreement to be to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

8. Rental Review - 2131 Burrard Street
Daycor West Accessories Ltd.

The Supervisor of Properties reports as follows:

"City Council on November 25, 1975 approved a lease to Daycor West Accessories Ltd. of 9,600 sq.ft. (891.9 square meters) more or less, on the main floor of 2131 Burrard Street for a term of five (5) years.

This lease provides for a rental review after three (3) years.

Following negotiations, this lessee has agreed to a rental increase from \$2,700. per month to \$3,200. per month commencing January 1, 1979 and terminating December 31, 1980. All other lease terms and conditions to remain the same. It is noted that the proposed rental rate is representative of current economic rentals for the area.

Therefore, it is recommended that effective January 1, 1979, the rental be increased to \$3,200. per month."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

MANAGER'S REPORT, December 8, 1978 (PROPERTIES: A-9 - 5)

9. Exchange of City-Owned Lot for Privately-Owned Lot on Boundary Road, South of 29th Avenue

The Supervisor of Properties reports as follows:

"City-owned Lot 44, Block 104 - 106, D.L. 36 and 51, Plan 1918, situated on the East side of 4500 Block Hoy Street is in an area zoned for single-family dwellings. This 33' X 123' (10.06 X 37.45 meters) lot was acquired by tax sale in 1926 and has been reserved from sale with other City-owned lots in that area for replotting purposes.

The privately-owned dwelling on Lot 4, Block 104 - 106, D.L. 36, and 51, known as 4541 Boundary Road, suffered severe fire damage some months ago and the owner had applied for a development permit to redevelop the site. The City requires the front portion of the lot to a depth of 34' (10.36 meters) for future widening of Boundary Road and this would severely restrict the form of development. The dimensions of this lot are 33' X 122' (10.06 X 37.19 meters).

The owner of this lot has approached the City with a request to exchange his lot on Boundary Road for the City-owned lot on Hoy Street which is across the lane from his lot. The proposed exchange was submitted to the Property Endowment Fund Board for consideration on July 28, 1978, and the Board authorized the Supervisor of Properties to proceed with this exchange subject to Council approval.

Following negotiations, the owner has agreed to exchange the property legally described as Lot 4, Blocks 104 - 106, D.L. 36 and 51, Plan 1918 for City-owned Lot 44, Blocks 104 - 106, D.L. 36 and 51, Plan 1918.

It is therefore recommended that the exchange be approved, subject to the following conditions:

1. Privately-owned Lot 4, Blocks 104 - 106, D.L. 36 and 51, be cleared of existing structures, foundations and debris to the satisfaction of the Supervisor of Properties prior to the exchange being effected.
2. All charges on the property tax roll relating to Lot 4, Blocks 104 - 106, D.L. 36 and 51, be paid by the owner up to and including December 31, 1978.
3. City to prepare and assume costs of conveyancing and registration relating to the exchange with all documentation to be to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

10. Chinese Cultural Centre - Land Lease Agreement

The Supervisor of Properties reports as follows:

"City Council on June 27, 1978, when dealing with a report of the Standing Committee on Planning and Development dated June 15, 1978, approved in part the following recommendations:

- (a) That the land under the buildings only be leased for 60 years;
- (b) That portion of the land used for cultural activities be leased at \$1.00 per year nominal rent;
- (c) That portion of the land used for commercial activities be leased and the rental be based on market value of the land as if vacant.

MANAGER'S REPORT, December 8, 1978 (PROPERTIES: A-9 - 6)

Clause No. 10 Continued

Negotiations have been carried out with the Chinese Cultural Centre representatives and in accordance with their preference, agreement has been reached that the lease rental would be based upon 11% of the gross rental income earned from the commercial tenants.

The rentals from commercial tenants will probably be phased in over a two year period. Even thereafter, the revenue to the City is expected to be only half of estimated market rental of the land used for commercial purposes.

The Centre hopes to use profits from the rentals to the commercial tenants in order to help pay for the cultural activities of the Centre, thereby possibly reducing the need to ask Council for future operating grants.

It is also proposed that after the commercial facility has been in operation for two (2) years, the rental basis to be reviewed and set by mutual agreement in light of the experience gained.

In view of the foregoing, it is recommended that:

- A. City Council rescind the previous motion to base the rental on the market rental of the land used for commercial purposes as if vacant land.
- B. City Council approve in principle these proposed lease arrangements and that a lease document be drawn up on the foregoing basis to the satisfaction of the Director of Legal Services and the Supervisor of Properties."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

INFORMATION

11. Manhattan Apartments - 784 Thurlow Street

The Director of Social Planning and the Supervisor of Properties report as follows:

"On July 11th, 1978, Council approved the recommendation in the report of the Standing Committee on Planning and Development, dated June 22nd, 1978, authorizing the Supervisor of Properties to carry out the necessary investigation to finalize the purchase price of the Manhattan Apartments and report back.

Following negotiations, Mr. J. Ross McClellan, solicitor for the owner of the Manhattan Apartments, has confirmed by letter dated November 21st, 1978, that his client is prepared to sell the property to the City for the firm price of \$1,600,000. The owner is requesting a reply towards the end of January, 1979.

The Director of Social Planning advises that he will report to Council by January 30th, 1979 on the feasibility of acquiring and rehabilitating the Manhattan Apartments at the firm offering price of \$1,600,000. "

The City Manager RECOMMENDS that the foregoing report of the Director of Social Planning and the Supervisor of Properties be received.

MANAGER'S REPORT, DECEMBER 8, 1978 (PROPERTIES: A9 - 7)

RECOMMENDATION

12. Demolition of 615 and 635 Burrard Street and
Commencement of Park Construction

The Superintendent of Parks and the Supervisor of Properties report as follows:

"On September 12, 1978, Council resolved in part that:

- '(a) Council demolish the building on the Bowell McLean site at Melville and Burrard and commence park development to the extent of grading and planting grass;
- (b) Council pass the relevant local improvement by-law in 1978;
- (c) Council sell the said local improvement by-law to the City's Sinking Fund.'

The demolition of the building at 615 Burrard Street is underway with the demolition costs and removal of the building to grade level being carried out by Bowell McLean Motors Co. Ltd. The matter of removal of floor supports below grade will be the responsibility of the City.

Council, IN CAMERA, November 28, 1978, further resolved that the building at 635 Burrard Street be taken over by the City subject to an agreement satisfactory to the Director of Legal Services. Such an agreement has now been signed.

In preparation for the park, it will be necessary for the Board to have fill placed in the cavities of both buildings, erect hoarding, grade and prepare this site and undertake landscaping in accordance with Council's wishes.

635 Burrard Street has been cleared by the local representative of the British Columbia Buildings Corporation from their control and in this connection, demolition will be proceeded with upon approval of this report by City Council.

Closure of the north side of Melville Street for inclusion in the park is under investigation by the City Engineer and will be the subject of a separate report in January, 1979.

The estimated amount of money to take care of demolition of 635 Burrard Street, hoarding, filling, grading and preliminary landscaping of the site is \$90,000.00; the source of funding to be the Downtown Improvement Reserve.

Further sums will probably be needed for completion of the park, depending on the design adopted. A report on the design with cost estimates will be presented to Council in January.

It is recommended that the demolition of 635 Burrard Street and the necessary work in connection with the preparation and planting of the site be carried out on the foregoing basis."

The City Manager RECOMMENDS that the foregoing recommendation of the Superintendent of Parks and the Supervisor of Properties be approved.

13. Purchase of Properties at 29th Avenue and
Nanaimo Street for Road Widening Purposes

The City Engineer and the Supervisor of Properties report as follows:

"City Council, on September 26, 1978, approved the recommendation of the Standing Committee on Transportation

MANAGER'S REPORT, DECEMBER 8, 1978 (PROPERTIES: A9 - 8)

Clause No. 13 cont'd:

dated September 14, 1978, which contained in part that the Supervisor of Properties be authorized to negotiate to acquire certain properties at Nanaimo Street and 29th Avenue for road widening purposes.

A portion of Lot 11, Subdivision "B", Blocks 6 to 8 of Block 8, District Lot 393, Plan 2201 is one of the affected properties. The area to be taken is approximately 366 square feet (34.0 square meters) of land. The partial taking of land will place the easterly boundary of the vendor's property line approximately 1 foot from his dwelling, necessitating the removal of his front porch, front door, a large window, and a portion of the roof.

Negotiations with the vendors indicate that they are prepared to sell the required portion of their frontage for the total payment of \$7,000.00, inclusive of all renovative and disruptive factors; subject to the Engineering Department agreeing to grade and landscape the boulevard, or to build a retaining wall if in the opinion of the City Engineer it is considered to be necessary.

The acquisition costs and conditions are considered to be fair and equitable.

It is therefore recommended that a portion of Lot 11, Subdivision "B", Blocks 6 to 8 of Block 8, District Lot 393, Plan 2201, be acquired for the sum of \$7,000.00 on the foregoing basis with the sale date being December 20, 1978. Funds to be obtained from Streets Capital Budget."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer and the Supervisor of Properties be approved.

(NOTE: Report XIII also refers to this matter.)

FOR COUNCIL ACTION SEE PAGE(S) 595, 596
#604

B

MANAGER'S REPORTOctober 3, 1978

TO: Vancouver City Council

SUBJECT: Monetary & Non-Monetary Compensation
for Heritage Designation

CLASSIFICATION: Recommendation

The Directors of Finance, Legal Services and Planning report as follows:

"On December 6, 1977, City Council resolved as follows:

'THAT the City Manager prepare a report for Council on alternative modes of monetary and non-monetary compensation and the processes available to the City in such cases; the report to be considered at the proposed special meeting with the Heritage Advisory Committee and the Minister of Recreation and Conservation.'

This resolution arose because of ongoing discussion of a new provincial Heritage Conservation Act which was passed August 18, 1977. The Act states, in Section 11,

'(4) Where designation under subsection (1) decreases the economic value of the building, structure, or land, the council may, by by-law, provide a grant, loan, tax relief or other compensation to the owner.'

(5) Compensation provided under subsection (4) shall be deemed to be full and fair compensation for loss or damage suffered by the owner through the designation.'

Further correspondence with the Office of the Minister of Recreation and Conservation has elicited the clarification that -

'... it is possible that the compensation established by Municipal Council for any demonstrated decrease in property value of a designated property could be judicially increased.'

and further that

'... the intent of the Sections 11 (4) and (5) was to indicate to the Courts that a serious approach to the question of compensation had been taken by Council.'

It is now certain that compensation, which was explicitly not required under the old designation legislation, may be a consideration in future designations. Because of this, a special meeting with the Minister of Recreation and Conservation is now considered to be unnecessary.

Each of the methods is discussed in terms of its effectiveness as a compensation for the loss of the right to redevelop that occurs at the time of designation. Most methods discussed could also be used as methods to aid the owner in the conservation of his heritage structure after designation. An effective program might even serve as an incentive for the owner to seek designation and encourage preservation.

The purpose of this report is to discuss some known methods of monetary and non-monetary compensation and to make Council aware of some of the complexities involved in compensation for designation.

I COMPENSATION - WHAT AND WHEN:

The wording of the Heritage Conservation Act is that there may be compensation where designation 'decreases the economic value of the building structure or land'. The problem in making this operational is that it is not always clear that there has been a loss at designation. This point is explained in Appendix 1 of this report. Further, when there is a loss, it is not a simple matter to determine and agree upon the amount. Various experts by utilizing different assumptions, will be able to "prove" varying amounts of loss due to designation.

Even when the issue of compensation is decided at the time of designation, the Act does not state that further claims would be unjustified if the owner were to experience, for example, heavy maintenance costs for his heritage structure.

Designation, in the future, will not be a simple matter and Council will have to be aware of the consistency and fairness of its treatment of owners of designated properties.

II MONETARY METHODS OF COMPENSATION

(i) PAYMENT OF CASH:

This is a very straightforward method in concept. The difficulty will be in determining what factors are relevant in the determination of the amount of economic loss. The case of King George School points this out clearly. Estimates of required compensation ranged from nothing to ten million dollars in that case. Ultimately the courts will accumulate enough precedents that we will be able to estimate what amount of compensation will be upheld by the courts. At this time, however, only guesses can be made. If the courts view designation as a form of expropriation, then the costs of direct monetary payments in compensation for designation could be high.

The Director of Finance does not favour cash compensation. Because the potential cost of this method of compensation is high and could be significantly beyond the City's current financial resources it is recommended that this method be used only when it is apparent that methods of non-monetary compensation will be inadequate.

It should be noted that the Heritage Conservation Act gives local councils the power to make grants to owners of heritage buildings. This means that it will now be possible for Council to aid heritage building owners in cases of high maintenance costs.

(ii) TAX RELIEF

Relief from property tax is mentioned as a possible form of compensation in the Heritage Conservation Act. This is a monetary form of compensation because it is, in effect, an annual grant from the City to the property owner. Council has considered tax exemptions in the past and decided against them. The reason for this is that the exemption becomes a hidden subsidy. At one point in time, the benefit of the heritage structure is weighed against the cost of a tax exemption, if the exemption is granted, then the costs and benefits need never be re-examined. However, the cost of the subsidy continues to rise in the future whereas the perceived benefits of the heritage structure in the future are unknown in the present. There is a very real possibility that the cost of the tax exemption to the City may exceed the benefits of the designation. Therefore, tax exemptions are not recommended as a method of compensation. [The Director of Planning disagrees with this conclusion]

(iii) FACADE EASEMENTS

In general terms, an easement is a right acquired by one landowner over the property of another. This right may continue in perpetuity.

Appendix II discusses facade easements and their use in the US and other parts of Canada. From our research to date it seems that facade easements are more useful in addressing the problem of assisting the owner in continuing maintenance of a designated structure than as compensation for the act of designation. If related to compensation then their cost would probably be high, perhaps as high as the purchase of the structure, and the formality of a facade easement in addition to designation is of little benefit to the City. However, since the Heritage Conservation Act allows the City to acquire easements this method should not be rejected unless the administrative problems discussed in Appendix II cannot be overcome.

(iv) HERITAGE REVOLVING FUND

This concept has had successful application in several U.S. cities. The fund is established by large capital donations from private or public sources. A heritage agency then uses the fund to purchase and renovate heritage structures. After renovation, the buildings are sold with

restrictive covenants requiring their maintenance as heritage structures. The fund is thereby reimbursed and other buildings may be purchased. The fund may not be fully reimbursed if the costs of purchase and renovation exceed the market value of the property. This concept has been most successful with residential properties.

The success stories in the U.S. have involved active and committed private historical societies or government expenditure of capital to establish the fund and to provide operating funding for the administrative staff.

By the purchase of the structure, at values determined prior to designation, the original owner is fully compensated for the designation of his property.

(v) PUBLIC IMPROVEMENT

In some instances the City may decide to create improvements around the heritage building in the form of public amenities such as brick paving, special lighting, trees or street furniture. The improvements might be partly or wholly at the cost to the City, but could increase the value and viability of the heritage property.

III NON-MONETARY METHODS OF COMPENSATION

(i) TRANSFER OF DEVELOPMENT RIGHTS

The transfer of development rights is the principal method of non-monetary compensation that has been developed.

The concept of T.D.R. involves an owner of a heritage building with a floor space ratio (F.S.R.) below the maximum permitted under the zoning being allowed to sell his unused floor space to someone who will incorporate it into a new development.

The term 'Transfer of Development Rights' has been borrowed from other parts of North America where development rights may be acknowledged. In Canada, the right to development is not established and in Vancouver has to be earned with regard to many zoning by-law variables. It would be more accurate to describe the development as potential. Henceforth in this report, we refer to T.D.R. as T.D.P. - Transfer of Development Potential.

T.D.P. will probably be of limited utility in compensation. It will only apply to heritage buildings which are below the allowed F.S.R. and would only be acceptable to owners if a market for extra F.S.R. exists. The Downtown Peninsula is the area where there is likely to be the greatest demand for Transfer of Development Potential. Appendix III, therefore, lists the City's designated heritage buildings and notes those in the Downtown Peninsula which might be eligible for T.D.P.

In Vancouver, the use of T.D.P. is possible for adjoining property and was used between Christ Church Cathedral and Grander Developments, with Grander Developments, the owners of land adjacent to the Cathedral, acquiring rights to the floor space ratio over the Cathedral site for use in their development on the adjoining property. Appendix IV is the Director of Legal Services' definition of 'adjoining'. Appendix V discusses T.D.P. and develops principles to be followed if the use of T.D.P. in Vancouver is extended to areas other than the immediately adjoining land.

It is RECOMMENDED that in the use of T.D.P., the following policies be adopted:

- (1) T.D.P. be one means of assistance for preservation of designated heritage buildings, depending on the individual merits of each case.
- (2) The development potential be based on units of floor space ratio.
- (3) The amount of development potential to be awarded not to exceed the difference between the existing and the potential maximum density for the site.
- (4) The use of T.D.P. should be kept within specified transfer districts created in the Zoning and Development By-Law.
- (5) The Zoning and Development By-law changes initiating T.D.P. should specify the land use type being transferred, and its quantity measured in area of floor space.
- (6) The preservation, maintenance, rehabilitation, and safety of the property from which development potential has been transferred must be guaranteed as a condition of the City's recognition of the existence of potential for transfer.
- (7) If the structure on the site from which T.D.P. was sold is destroyed by a natural disaster or other cause and the site is re-developed, the floor space ratio of the original structure cannot be exceeded without the purchase of T.D.P. from elsewhere.

(ii) TRANSFER OF DEVELOPMENT POTENTIAL BANK

The motivation for such a bank is to facilitate the exchange of development rights. However, unless there is an active market in TDP, the bank would be mainly a purchaser of rights. In effect, where it was hoped that the marketplace would pay the monetary compensation to the owners, the municipality would provide the compensation through its bank.

If T.D.P. is a feasible means of non-monetary compensation, there will be an active market and no need for the City to interject itself as a broker of T.D.P. If the policy does not work, then it should be abandoned and the City should pay direct compensation.

The sale of development potential by a municipality through a T.D.P. bank would almost certainly confuse the public about the impartiality of the City in its zoning function. It is recommended that a T.D.P. bank not be further considered at this time.

(iii) ZONING AND BUILDING BY-LAW CONCESSIONS

A heritage building can sometimes be made more viable by permitting within it uses not normally permitted by the Zoning or Building by-laws. Examples are: offices or restaurants in residential areas, relaxation of parking restrictions or design guidelines, adding infill structures which may not meet FSR or other criteria.

This type of relaxation might be granted where appropriate by the Building By-Law Board of Appeal, the Board of Variance, the Director of Planning or the Development Permit Board, or by Council. Council's powers can be exercised by re-zoning the property following a Public Hearing, usually to a CD-1 zoning.

The Heritage Officer to be appointed by the City should assist in exploring such possibilities, as well as facilitating the routine processing of permits relating to a heritage building.

IV OTHER METHODS

Short of purchase or complete cash payment of compensation, most possible measures will be helpful in only some cases. The City will have to examine many methods and, to some extent, fit the method to the case. Appendix VI lists several policy measures each of which would help to some extent. Items 1 - 11 are discussed or referred to in this report. Items 12 - 20 have been given limited consideration as noted in the Explanatory Notes. Most of the policy measures listed need more research in the B.C. context. The B.C. Heritage Trust was established by the Heritage Conservation Act. The trust, with the approval of the Minister, may

"provide loans, grants, advice and other services to persons in the Province having aims and objectives similar to the Trust."

Council could request the British Columbia Heritage Trust to consider:

1. establishment of a Heritage Revolving Fund to be administered by the Trust.
2. development of policy papers and briefs to the Provincial and Federal governments with regard to:
 - a. amendment of the National Building Code to make renovation of heritage structures more economically feasible.
 - b. establishment of a Residential Heritage Maintenance Grant.
 - c. government policy to lease office space in heritage buildings.
 - d. rent control abatement.
 - e. amendments to Income Tax Act to provide incentives for rehabilitation of old buildings.

V RECOMMENDATIONS:

It is recommended that:

1. Where it has been established that designation would cause economic loss to the owner, then non-monetary means of compensation should be explored before proposing compensation in cash.

This exploration should be conducted by the City's Heritage Officer, working with the owner, the Heritage Advisory Committee, and other City staff.

2. Council request the Director of Planning to report on amendments to the Zoning By-law which will permit him, when dealing with heritage buildings and on the advice of the Heritage Advisory Committee, to relax regulations such as those governing parking, floor space ratio, set-backs, land use, light angles and building uses.
3. When non-monetary compensation can not provide adequate compensation, cash grants should be considered rather than tax exemptions.
4. Facade easements be considered as one possible means of compensation.

5. Transfer of Development Potential be one means of assistance for preservation of heritage buildings depending on the individual merits of each case.
6. The Director of Legal Services in conjunction with the Heritage Officer be instructed to report to Council on legislative changes necessary to enable the City to transfer development potential within specified transfer districts to be created in the Zoning and Development By-law.
7. In the use of Transfer of Development Potential, the following policies be adopted.
 - (i) The development potential be based on units of floor space ratio.
 - (ii) The use of T.D.P. should be kept within specified transfer districts created in the Zoning and Development By-law.
 - (iii) The Zoning and Development By-law changes initiating T.D.P. should specify the land use type being transferred, and, its quantity measured in area of floor space.
 - (iv) The preservation, maintenance, rehabilitation and safety of the property from which development potential has been transferred must be guaranteed.
 - (v) If the structure on the site from which T.D.P. was sold is destroyed by a natural disaster or other cause and the site is redeveloped, the floor space ratio of the original structure cannot be exceeded without the purchase of T.D.P. from elsewhere.
8. Further consideration of a transfer of development potential bank be delayed until Transfer of Development Potential has been operating for some time within the City.
9. Council request the British Columbia Heritage Trust to consider for designated heritage buildings:-
 - (i) establishment of a Heritage Revolving Fund to be administered by the Trust.
 - (ii) Development of policy papers and briefs to the Provincial and Federal Governments with regard to:
 - amendment of the National Building Code to make renovation of heritage structures more economically feasible.
 - establishment of a Residential Heritage Maintenance Grant.
 - government policy to lease office space in heritage buildings.
 - rent control abatement.
 - amendments to the Income Tax Act to provide incentives for rehabilitation of heritage buildings.
10. Council consider the provision of public amenities around certain heritage buildings, with each application being judged on its merits and upon the advice of the Heritage Officer and the Heritage Advisory Committee.

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11. When future buildings are proposed for designation, the Heritage Advisory Committee outline for Council the measures of compensation, if any, which in its judgment are necessary and appropriate.

The Heritage Advisory Committee has considered this report at length and the above recommendations have been modified after discussions with the Committee. The Heritage Advisory Committee recommends approval of the report.

The City Manager RECOMMENDS that the foregoing recommendations of the Directors of Finance, Legal Services and Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 548

MANAGER'S REPORTDate December 1, 1978

TO: Vancouver City Council

CLASSIFICATION: RECOMMENDATION

SUBJECT: Disposition of City Land: 22nd and Renfrew

The Director of Planning, the City Engineer and the Supervisor of Properties report as follows:

"PURPOSE OF REPORT

This report discusses a proposal for the disposition of City-owned Lots 20 and 21, Block 1, N.E. ¼ Section 47, Plan 153, together with a portion of the abutting street allowance, for the development of a senior personal care facility.

BACKGROUND

On September 2, 1976 the Housing and Environment Committee received a request from the Renfrew/Collingwood Citizens Committee to locate an appropriate site in the Renfrew area for a Senior Citizens Personal Care Facility. The Housing and Environment Committee resolved:

'THAT City officials be instructed to investigate and report back to the Committee on an appropriate site for a Senior Citizens Personal Care Facility in the Renfrew/Collingwood area.'

Subsequently, in October 1976, the Director of Planning reported to City Council noting that a potential site existed on the southwest corner of 22nd and Renfrew, comprising a residual portion of Renfrew Street and the adjoining B.C. Hydro owned lots 20 and 21. As a result, City Council 'IN CAMERA' resolved:

'THAT the City of Vancouver purchase B.C. Hydro owned Lots 20 and 21 and release the combined Hydro/City site to a prospective group for the development of a Seniors Personal Care Facility and the funding for the acquisition of Lots 20 and 21 to come from the Public Housing Fund.'

The Supervisor of Properties in accordance with the resolution purchased the B.C. Hydro lots for the sum of \$70,000.00.

The site would comprise that portion of Renfrew Street remaining from the construction of the Boyd Diversion and the realignment of Renfrew at 22nd Avenue and Lots 20 and 21, N.E. ¼, Section 47, THSL, and is outlined in Appendix I. The combined site occupies approximately 21,660 square feet or .47 acres and is presently zoned C-1. The surrounding area is developed with one-family dwellings to the west and south while Renfrew Park and Community Centre is located on the north east corner of 22nd and Renfrew. Local shopping facilities are located on 22nd Avenue and Nootka to the east and Slocan Street to the west while bus transit is available at site on Renfrew Street.

In July 1977, a consultant was hired to undertake a feasibility study relating to the development potential of the site for Seniors Personal Care use. The consultant was directed to provide a massing plan outlining design guidelines in terms of numbers of units, building height and a density that would be compatible with the surrounding community. More importantly, the consultant was asked to determine the funding minimums

available and to outline a process by which funding could be secured for the development of this site. The Director of Planning notes that the cost for such consultant services were charged to the Public Housing Fund with the intent that upon disposal of the site, these expenditures would be reimbursed from the proceeds of the sale.

The consultant's study is on file in the Planning Department and notes that the site is an ideal location and it is economically feasible to develop a 50-bed Seniors Care Facility on it. The conclusions of the Study are attached as Appendix II.

RECENT ACTIONS

Subsequent to the receipt of the consultant's study, the Planning Department undertook lengthy negotiations with the Provincial Ministries of Health and Human Resources to obtain a commitment in principle for funding of a Personal Care Facility on the site. Subsequently, in July of 1978, a formal funding commitment was received from the Ministry of Health.

On August 17, 1978, a letter was received from a representative of the Unity Oddfellows Lodge #4 in the City of Vancouver requesting an opportunity to purchase the above noted City-owned land from the City for use for the development of a Seniors Care Facility on a non-profit non-sectarian basis. The letter (Appendix III) notes that the non-profit group has received approval from the Provincial Government for the Facility.

THE CITY ENGINEER REPORTS AS FOLLOWS:

Recently the road alignment on Renfrew Street, south of 22nd Avenue has been relocated to meet the Boyd Diversion. Consequently, a portion of Renfrew Street between 22nd Avenue and the lane south of 22nd Avenue is no longer required for road purposes and should be closed.

THE SUPERVISOR OF PROPERTIES REPORTS AS FOLLOWS:

The Supervisor of Properties advises that following negotiations, the Unity Oddfellows Group have agreed to the following:

- (a) Purchase the site for \$115,360.00
- (b) Pay the cost of relocating utility services estimated at \$63,000.00.

(This amount will be paid separately by certified cheque subject to a satisfactory arrangement being made with the City Engineer).

CONCLUSIONS

A preliminary analysis by staff of a massing plan outlined in Appendix IV indicates that with some revisions a 50-bed facility at a maximum Floor Space Ratio of 1.0 could be achieved on the site without adversely affecting the surrounding area or interfering with views.

On this basis, the Director of Planning believes that the site is suitable for development of a Seniors Personal Care Facility and the Society should be encouraged to make application for rezoning so that normal procedures can be administered. Staff recommend that the sale of the Unity Oddfellows Lodge of the 22nd and Renfrew site be approved subject to the group obtaining rezoning and a development permit.

RECOMMENDATIONS:

1. The City Engineer recommends that all that portion of road shown hatched on plan marginally numbered LF 8891 (Appendix V) be closed, stopped up and title taken thereto subject to the following conditions:
 - (a) The closed road be consolidated with the abutting City-owned lands.
 - (b) The cost of relocating the existing utilities together with the cost of physical closure of the street be to the applicant's account. The estimated cost of this work is \$63,000.
 - (c) A right-of-way be retained over the easterly portion of the closed road to contain a 6 foot by 6 foot box culvert that is part of the Still Creek drainage system.
 - (d) A right-of-way over the westerly 10 feet of the consolidated site for public utility purposes.
2. The Supervisor of Properties and the Director of Planning recommend that the site created under Recommendation I be sold to the Unity Oddfellows' Lodge #4 for \$115,360.00 on City terms, being one quarter of the sale price as the down-payment and the balance payable in three equal installments, six, twelve, and eighteen months after the date of sale; interest to be paid on the unpaid balance at the rate current at the date of the sale. Subject to the Society:
 - (a) paying the cost of relocating the utilities and necessary street work (estimated at \$63,000.) in addition to the cost of the site;
 - (b) obtaining rezoning for development of such facility within 120 days;
 - (c) obtaining a development permit;
 - (d) paying a 5% deposit upon approval of this report.

The date of sale to be 90 days from the date rezoning is approved or the date of the issuance of the development permit whichever is sooner."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning, City Engineer and Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 598

MANAGER'S REPORTDATE December 5, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: Leisure Services Planning for the Disabled in Vancouver City

CLASSIFICATION: RECOMMENDATION

The Director of Social Planning reports as follows:

"BACKGROUND

There is reason to believe that leisure programming for the disabled* in the City is suffering from several possible deficiencies. Given the limited information currently available, these deficiencies appear to be

- (1) Lack of leadership and coordination
- (2) Lack of diverse range of program opportunities
- (3) Lack of skilled and experienced staff
- (4) Lack of physical modification to existing facilities to accommodate the disabled
- (5) Lack of capacity in the special transportation network for the disabled; and
- (6) Lack of clear cut agency responsibilities in recreation programming for the disabled. A symptom of this deficiency is that there is no clear-cut policy to guide City Council in responding to private agencies requesting civic funding of recreation programs for the disabled.

There are, moreover, two inter-related trends which suggest the need for more and better leisure programming and related support services for the disabled in the community is increasing. These are:

1. Decentralization of the disabled from large institutional centres to small community based group homes;
2. Emerging philosophy among both disabled clients and their professional workers that the disabled should integrate partially, if not wholly, with the mainstream of community life.

In view of these circumstances the Director of Recreation Services has requested the Director of Social Planning to undertake a review of existing public and private agencies currently providing leisure programs to the disabled. This review is described below under the following headings:

1. Purpose
2. Scope
3. Method
4. Project Organization and Reporting Procedure
5. Work Schedule
6. Budget

1. PURPOSE

The general mission of the review will be to develop a philosophy and organizational plan and an implementation strategy for providing more and better leisure opportunities for the disabled population in the City.

A specific objective of the review will be "to develop an appropriate and effective role for the City and the Board of Parks and Recreation in fulfilling this mission".

* For the purpose of this review "the disabled" are defined as those persons who because of a physical, mental or emotional disabilities are unable to participate in regular recreation programs without some special consideration.

Leisure Services (contd.)

2. SCOPE

The review will focus on public and private agencies which provide leisure programming and related support services, such as leisure counselling and handicapped transportation services, to the disabled in the City.

Out of this review hopefully will emerge an accurate and complete overview of:

- (1) current needs of the disabled for leisure programming and support services in the City.
- (2) An inventory of present leisure programming resources and support services network in the City.
- (3) Identification of physical, social and financial obstacles to participation of the disabled in existing programs.
- (4) Identification of deficiencies in programming and support services which must be addressed.

Needs will be described in terms of the geographic distribution of major disabled groups, preferred leisure activities for each group, estimated frequency of participation, and the implications for program, facility and transportation capacities.

Each agency providing leisure programming and/or related support services will be assessed in terms of:

1. Philosophy
2. Responsibilities
3. Roles
4. Management and Staff Resources
5. Facilities
6. Equipment
7. Other Resources
8. Fees

The presence or absence of the following roles will be noted:

1. Leadership
2. Coordination
3. Referral
4. Enabling (Assisting), Informing
5. Direct Programming
6. Guidance/Counselling
7. Transportation
8. Program Development and Evaluation
9. Staff orientation and training

3. METHOD

The following tasks are essential to complete the proposed review:

Phase 1

Assess what research has already been done to identify the leisure programming needs of and to describe the community resources available to the disabled population of the City;*

Phase 2

Pinpoint gap in our intelligence about these needs and resources and gather primary data on the disabled population and leisure resources to compensate for these deficiencies and

Phase 3

Develop a leisure services delivery plan in concert with participating public and private agencies.

*Parks Board has already completed an inventory of their facilities with regard to accessibility of handicapped and disabled.

Leisure Services (contd.)

4. PROJECT ORGANIZATION AND REPORTING PROCEDURE

- A. Project Staff - A Consultant will be hired jointly by the City and the Parks Board to conduct the review.
Merv Ovesen, Parks Board Therapeutic Recreation Program Specialist will assist the Consultant in documenting the Board's current role in this field.
Other Parks Board Recreation staff may be available from time to time during the course of the Project to assist the Consultant.
- B. Supervision - The Consultant will be supervised by the Director of Social Planning.
- C. Reporting Procedure

The Consultant will report monthly to the Special Committee on the Disabled and reports originating from the Project will be submitted to Parks Board and then forwarded to the Special Committee on the Disabled with Parks Board's position and comments.

5. WORK SCHEDULE

A work schedule for the Project will be developed jointly by the Director of Social Planning and the Consultant. The time for completing Phase II will be difficult to estimate because it depends largely upon what research may have been already completed by other agencies which will become clear after completion of Phase I. However, it is projected that a final report will be submitted within 6 months of formal authorization of the Project.

6. BUDGET

The total allocation for this Project will be \$7,500 estimated at \$1,500 per month over 5 months for the Consultant's fee. The Superintendent of Parks and Recreation advises that no outstanding funds are presently available for assisting the City in covering the Consultant's fee. The Director of Social Planning has therefore undertaken to fund the total Consultant's fee out of the Department's RESER budget.

The Parks Board at its meeting on November 6th approved the following resolution:

"THAT the Parks Board endorse a joint study with Social Planning Department on Leisure Services Planning for the Physically and Mentally Handicapped in Vancouver, provided that the Social Planning Department provides funds for the entire Consultant's fee".

Since any single authorization of funds from the Department's RESER budget over \$5,000 requires Council approval, the Director of Social Planning recommends:

"THAT Vancouver City Council approve the expenditure of up to \$7,500 from the Social Planning Department's RESER budget for the purpose described in this report."

The City Manager RECOMMENDS that the recommendation of the Director of Social Planning be approved.

NOTE TO COUNCIL

The Special Council Committee on the Disabled, at its meeting on December 4, 1978, endorsed the above recommendation of the Director of Social Planning for approval by Council.

E

MANAGER'S REPORTDATE December 7, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: 1978 PARK BOARD BUDGET REALLOCATIONS

CLASSIFICATION: RECOMMENDATION

The Superintendent of Parks and Recreation reports as follows:

"Budget estimates are prepared annually in the last three months of each year and submitted to the City's Finance Department by January 15 for inclusion in the City's budget for that year. It is understood that in an operation the size and diversity of the Park Board that variances will occur in budget appropriations as a result of emergencies, re-evaluation of projects, staff reclassifications, etc. In recognition of the possible delays that could result in obtaining City Council's approval for each occasion the Park Board has been granted the authority by Council to reallocate up to \$5,000 per program in the Revenue Budget and up to \$25,000 per project in the Capital Budget. Upon approval of such transfers from the Park Board the alterations to the budget over the above amounts approval of Council is required. Appendices A and B are summaries of all budget transfers that have been approved by the Park Board in 1978. The subject of this report is to request Council's approval for transfer of funds within the total approved budget that are in excess of the limits of the Park Board as detailed below. I respectfully request City Council's approval of the following reallocations within Park Board's 1978 Estimates.

1978 PARK BOARD OPERATING BUDGET REALLOCATIONS

The Park Board has authorized transfers in the amount of \$93,739 (detailed in Appendix A, Pages 1 and 2) as a result of unexpected or emergency projects. Explanations are provided below for projects in excess of \$5,000.

- (1) Hastings Community Centre Casual Help ADD \$ 8,500.

Hastings Community Centre has a large program for senior citizens. In addition to Park Board funds, monies in the past have been contributed by the Vancouver Resources Board and Community Association. The funds from V.R.B. are no longer available and the funds requested will provide for 2/3 of the funding presently received from the V.R.B., and allow the program to continue at a slightly reduced level.

- (2) Service Yard Stores Office Renovations ADD \$ 12,350.

On June 13, 1978, Council approved a City Manager's report of June 9, 1978, re Park Board Staffing. In this report the City Manager recommended that "... the Board fund the N.N.R. costs by reallocating within Park Board current Operating Budget."

- (3) Beaches and Pool Supplies REDUCE ... \$ (8,300.)

On June 13, 1978, Council approved a City Manager's report of June 9, 1978, re Park Board Staffing. In this report the City Manager recommended that "... the Board fund the N.N.R. costs by reallocating within Park Board current Operating Budget." The Beaches and Pools supply account was identified by the Director of Recreation as having funds available for reallocation.

cont'd/2

December 7, 1978

-2-

1978 PARK BOARD OPERATING BUDGET REALLOCATIONS (cont'd)

- (4) Purchase of Work Trailer for False Creek ADD \$ 5,500.

The work trailer presently on site has deteriorated to the point that it represents an insecure and inadequate facility for the crews at False Creek. The annual rental rate is estimated at \$4,200 and the purchase price is \$5,500. As maintenance crews will be operating out of this park for many years and because the present work shack is an eyesore it is recommended that a new work trailer be purchased. The Director of Operations has curtailed work normally charged to the False Creek Maintenance account to insure that funds are available.

- (5) False Creek Maintenance REDUCE \$ (5,500.)

As above.

- (6) Fraserview Golf Course Improvements ADD \$ 10,000.

Tenders were submitted to the Board for major renovation of the Fraserview Golf Course work area. The lowest tender was \$10,000 over the budgeted amount. To insure that the project continue the Director of Operations reviewed his accounts for funds available. The Langara Golf Course improvements were modified to release the \$10,000 required to continue with the project at Fraserview Golf Course.

- (7) West Area Playground Supplies & Services ... REDUCE \$ (5,215.)

As a result of Budget Review the funds required for playground programming were adjusted to effect more efficient use of staff and supplies.

- (8) East Area Playground Casual Help REDUCE \$(18,441.)

As above.

- (9) North Area Adventure Playground ADD \$ 7,300.

A new concept in Playground programming in the North and East Areas. The accounts are isolated from the general accounts so costs may be analysed at the end of the season. If results are favourable future programming will tend towards this concept.

- (10) East Area Adventure Playground ADD \$ 7,300.

As above.

PARK BOARD CAPITAL BUDGET REALLOCATIONPark Development:

Appendix "B" details all the transfers that have taken place to date in this category. Explanations are provided below for transfers that are in excess of \$25,000.

- (1) Completion of Brockton Oval Fieldhouse ADD \$ 57,107.87
- (2) 1976 Playfield Improvements REDUCE \$(59,090.94)
- (3) 1976 Fieldhouse Improvements REDUCE \$(25,447.00)

cont'd/3

December 7, 1978

PARK BOARD CAPITAL BUDGET REALLOCATION (cont'd)Park Development:

(6)	1978 Playfield Improvements	REDUCE	\$(38,987.30)
(7)	General Park Development	REDUCE	\$(39,619.02)

The above are transfers of funds between years from unallocated "Holding" accounts within the main categories of Playfield, Fieldhouse and Playground Improvements to fund new/current projects or to close out accounts. Although the amounts being transferred from the "unallocated" funds are in excess of the Park Board authority, amounts being transferred to the individual receiving accounts are all within the Park Board authority.

Community Facility Development: Allocation of Unallocated funds:

(1)	Minor Community Centre Improvements	REDUCE	\$(32,500.00)
(2)	Community Centre Renovations	REDUCE	\$(37,057.00)

The above are transfers from the general unallocated "Holding" accounts of Facility renovation, Beach facility renovation and Ice Rink renovation to fund new/current projects or to close out accounts. Although the amounts being transferred from the "unallocated" funds are in excess of the Park Board authority amounts being transferred to the individual receiving accounts are all within the Park Board authority.

The Park Board gives assurance by this report that the accounts from which funds are being transferred can afford these reductions within the intent of both the Park Board Capital and the 1978 Operating Budget and will not require additional funding in 1979 as a result of these transfers.

The City Manager RECOMMENDS:

- A. That the reallocations in excess of the Park Board authority as detailed in this report be approved.
- B. That the transfers listed in Appendices A and B which are within the limit of the Park Board authority be received for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 599

December 11, 1978

TO: Vancouver City Council

SUBJECT: False Creek Phase 2, Area 6 - Ground Lease Lot 46

CLASSIFICATION: Recommendation

The False Creek Development Consultant reports as follows:

" Purpose

The purpose of this report is to recommend approval of the principal terms and conditions of the ground lease and letter of intent for the Market Condominium project (sponsor, H. Haebler Co. Ltd.) on Lot 46, False Creek, Area 6, Phase 2 and piles and foundations be authorized to start.

Background

City Council on August 29, 1978 approved the following recommendation of the Development Consultant:

"E. The start of construction of the Market Condominium development on Parcel 1 (Lot 46) by H. Haebler Co. Ltd. be authorized subject to issuance of a Development Permit and Building Permit and finalization of lease negotiations."

The Development Consultant is pleased to advise Council that the required negotiations have been brought to a satisfactory conclusion as follows:

1. The Development Permit Board at its meeting on November 27, 1978 approved the Development Permit application for Lot 46 and that a Building Permit will be applied for and approved prior to construction commencing.
2. The legal subdivision plan for False Creek, Area 6, Phase 2 has been registered.
3. A letter of understanding and the ground lease terms for the Market Condominium project on Lot 46 (Appendices 1 and A, B and C attached) have been prepared by the Development Consultant in consultation with the Director of Legal Services and Director of Finance and have been approved by H. Haebler Co. Ltd.
4. H. Haebler Co. Ltd., the proposed lessee, has not finally arranged for financing for the project. The likely alternatives are either that Haebler will assign the lease to another group who will finance the project with Haebler as contractor or that Haebler will secure his own mortgage financing.

Accordingly, it is proposed that Council approve the lease terms, but that the City not actually enter into the lease until the Director of Finance is satisfied that the lessee has arranged appropriate financing for the project. Approval of the lease terms by Council at this time will give Haebler the necessary indication of Council's approval of the project and will give Haebler the basis for his discussions with the financial institution. This is summarized as follows:

- i. There is a provision that H. Haebler Co. Ltd. can assign its interest in the lease. This could result in H. Haebler Co. Ltd. having no further interest in this development. However, the intent is that H. Haebler Co. Ltd. would assign only to arrange financing but will continue to be responsible for the ground lease, for the completion of the development in accordance with the approved Development Permit, and for marketing the units.

- ii. Construction will not proceed past the stage of piles and foundations until financing is arranged to the satisfaction of the Director of Finance.
- iii. The ground lease will not be signed until the financing is arranged to the satisfaction of the Director of Finance.

Recommendations

The Development Consultant recommends that:

- a) The letter of understanding and the lease terms for the Market Condominium project on Lot 46 as set out in Appendices 1, A, B and C be approved and the Director of Legal Services be requested to prepare the ground lease in accordance with the terms and conditions set out in Appendices 1, A, B and C and such other matters as the Director of Legal Services deems necessary for execution by the Director of Legal Services and H. Haebler Co. Ltd.
- b) H. Haebler Co. Ltd. be authorized to construct piles and foundations, subject to approval of the appropriate City permits.
- c) The lease not be signed, and work not proceed beyond piles and foundations until H. Haebler Co. Ltd. completes its financing to the satisfaction of the Director of Finance."

The City Manager RECOMMENDS that the foregoing recommendations of the False Creek Development Consultant be approved.

FOR COUNCIL ACTION SEE PAGE(S) 599

PART REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

I

NOVEMBER 23, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, November 23, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:35 P.M.

PRESENT: Alderman Bellamy, Acting Chairman
Alderman Ford
Alderman Gerard

ABSENT: Alderman Marzari
Alderman Rankin

COMMITTEE CLERK: E. Bowie

The Chairman and the Vice-Chairman not being present, the Clerk called the meeting to order and asked that a member be chosen to act as Chairman: Alderman Bellamy was chosen and assumed the Chair.

Adoption of Minutes

The Minutes of the Part Report of the Community Services Committee meeting of Thursday, November 2nd, 1978, and the Minutes of Thursday, November 9, 1978, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

INFORMATION

1. Sale of Surplus City Furniture and Equipment - Connection

Under procedures approved by City Council on April 23, 1974, the Committee has authority to approve the sale of surplus City furniture and equipment with an auction value over \$300.00 to non-profit organizations for a nominal sum (\$10 or 10% of auction value, whichever is greater).

The Committee had before it for consideration a form (copy circulated) in which the Director of Social Planning recommended the Committee approve the sale of surplus City furniture and equipment valued at \$495.00 to Connection for \$51.97.

Following discussion, it was

RESOLVED

THAT the request of Connection for surplus City furniture and equipment valued at \$495.00 be approved and the furniture and equipment be sold to the organization for \$51.97.

Continued

Part Report to Council
 Standing Committee of Council on Community Services
 November 23, 1978

(I-2)

2. Ferrera Court Apartments, 504 East Hastings Street

City Council, at its meeting on October 17, 1978, requested the Medical Health Officer to report back regarding improvements in the condition and maintenance of the Ferrara Court Apartments at 504 East Hastings Street.

The Committee had before it for consideration a Manager's report dated November 14, 1978, in which the Medical Health Officer reported as follows:

"An inspection of the premises on November 8, 1978 indicated that a satisfactory pest control abatement program was being carried out and maintenance in the public areas was satisfactory. All required repairs have been completed."

Appearing before the Committee on this matter was the Director of Environmental Health.

Following discussion, the Committee

RESOLVED

THAT the Manager's report dated November 14, 1978 on Ferrara Court Apartments at 504 East Hastings Street be received.

RECOMMENDATION

3. Hildon Hotel, 50 West Cordova

City Council, at its meeting on August 29, 1978, directed the Medical Health Officer to report back on the re-roofing project at the Hildon Hotel, 50 West Cordova.

The Committee had before it for consideration a Manager's report dated November 14, 1978 (copy circulated) in which the Medical Health Officer reports that as of October 17, 1978, the re-roofing of Hildon Hotel had been completed. The Lodging House Operating Permit for this hotel expired on October 31st, 1978 and because of non-compliance with the Lodging House By-law, the Health Department will issue a closure notice to take effect December 31, 1978, unless a definite upgrading program is forthcoming.

The district Public Health inspector reported that effective October 31, 1978 only nine rooms have been redecorated and no repairs to the floors have commenced.

Appearing before the Committee for discussion of this matter were the Director of Environmental Health and Mr. W. Morris, operator of the Hildon Hotel.

The Director of Environmental Health reported that a further inspection on November 22nd showed that sixty-five rooms were still to be painted and the floor covering had not been laid. He said that the Hildon Hotel, under the operation of Mr. Morris, was one of the better-managed places in the area; it is clean and well heated and an attempt is being made to complete the necessary work.

Mr. Morris said he is doing his best to complete the work as soon as possible. The floor covering has been purchased but has not been laid due to the painting still taking place. In response to a question from the Committee as to how long it would be before all work was complete, Mr. Morris said approximately four months.

Continued

Clause No. 3 Continued

After further discussion, the Committee

RECOMMENDED

THAT an interim Operating Permit be issued for the Hildon Hotel at 50 West Cordova Street effective to February 15, 1979, and the Medical Health Officer report back to the Committee at that time regarding the state of completion of the renovations.

4. Restoration of Utility Services in Multiple Dwellings

The Committee had before it for consideration a Manager's report dated November 14, 1978 (copy circulated) in which the Medical Health Officer reports on the restoration of utility services in multiple dwellings.

A recent Charter Amendment now permits Council to enact a by-law to enable the Health Department to restore necessary utilities to multiple dwellings after posting the premises with an appropriate order for a period of twenty-four hours. These costs of restoring utilities could be placed on the tax roll of the affected property.

This procedure would only be used when it becomes impossible to have services restored through normal procedures.

The services which would be restored to multiple living occupancy premises are as follows:

- emergency repairs to heating systems, plumbing and sewer systems, hot and cold water systems
- replenishment of fuels
- restoration of gas and electricity services by paying outstanding bills

Following discussion, the Committee

RECOMMENDED

- A. THAT the Director of Legal Services be instructed to prepare a by-law amendment to Health By-law 4387 for Council's consideration to enable the Medical Health Officer to restore certain utilities to multiple occupancy dwellings and place the charges on the real property tax roll, and be empowered to use the account for the cost of emergency pickup of garbage when normal procedures cannot be followed.
- B. THAT an account be established in the budget in the amount of \$2,000.00 on a full year basis for use of the Health Department in restoring necessary utilities and paying the cost of emergency garbage service to multiple occupancy dwellings with the charges being recovered where possible on the tax roll.
- C. THAT the Director of Legal Services, the Director of Finance, and the Medical Health Officer be instructed to formulate the administrative procedures required to carry out the provisions of the By-law Amendment.

Continued

5. Extension of "Pub" Hours -
Blue Boy Motor Hotel, 725 S.E. Marine Drive

The Committee had before it for consideration a Manager's report dated November 8, 1978, in which the Director of Permits & Licenses reports as follows:

"A letter has been received from the Blue Boy Motor Hotel, 725 S.E. Marine Drive, requesting Council approval to keep their Class A "Pub" open from 11:00 A.M. to 1:00 A.M. Monday to Friday and from 10:00 A.M. to 12 midnight on Saturday. These hours of operation would be the same as the beer parlour.

The Police Department advise they have had a good relationship with the management of these premises and have no objection to the extension of hours for the "Pub". "

Following discussion, the Committee

RECOMMENDED

THAT the application of the Blue Boy Motor Hotel at 725 S.E. Marine Drive to operate their Class "A" "Pub" from 11:00 A.M. to 1:00 A.M. Monday to Friday and from 10:00 A.M. to 12:00 midnight on Saturday, be approved.

6. Mac's Milk Store, 1055 Denman Street

The Committee had before it for consideration a Manager's report dated November 10, 1978 (copy circulated) regarding a letter dated September 21, 1978 from the West End Lease Owners Association and the Shato Inn complaining about the operation of Mac's Milk Store at 1055 Denman Street.

This matter has been before the Committee numerous times with complaints generally only from one source.

Following receipt of this letter, the Director of Permits & Licenses reports that several night inspections were carried out during October and November and it was found that the parking lot was chained off after 11:00 P.M. as per the Committee's instructions.

Appearing before the Committee on this matter was Mr. M. Gaska, one of the complainants.

During discussion, Mr. Gaska complained about cars parked in a public lane area with engines running while people are shopping at this store. He requested the Committee to give consideration to closing this store at an earlier hour rather than permitting it to remain open on a 24-hour basis.

The Committee stated that in such a densely populated part of the downtown area, a certain amount of traffic noise is inevitable and would be difficult to control.

Continued

Part Report to Council
Standing Committee of Council on Community Services
November 23, 1978

(I-5)

Clause No. 6 Continued

Since Mac's Milk Store is complying with the order to close off the parking lot at 11:00 P.M., the Committee

RECOMMENDED

- A. THAT the Chief Constable be requested to provide special attention in this area in the late evening hours with respect to undue traffic noise.
- B. THAT the Manager's report dated November 10, 1978 on Mac's Milk Store, 1055 Denman Street, be received.

The meeting adjourned at approximately 2:30 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 600



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

NOVEMBER 23, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, November 23, 1978 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Gibson
Alderman Kennedy
Alderman Puil

CLERK TO THE
COMMITTEE : M. L. Cross

RECOMMENDATIONS

1. Monthly Status Report on Rezoning Applications

The Committee considered a memorandum dated November 14, 1978 from the Zoning Planner, forwarding the monthly status report on rezoning applications for the month of October, 1978 (on file in the City Clerk's office).

Mr. R. Scobie, Zoning Division, provided further information on some of the applications.

RECOMMENDED

THAT the monthly status report of rezoning applications for the month of October, 1978 be received.

2. Central Area Pedestrian Weather Protection

The Committee considered a report of the City Manager dated October 26, 1978 (copy circulated) in which the Director of Planning reports on the limited number of comments received in response to his circulation of the draft document "Central Area Pedestrian Weather Protection". The comments were supportive of the objectives and agreed that weather protection should be encouraged but not required.

After discussion, the Committee

RECOMMENDED

- A. THAT the draft "Central Area Pedestrian Weather Protection" report be amended by deleting the word "required" throughout and substituting the words "actively promoted" instead.
- B. THAT the report be approved for use by architects, developers, and City staff in the consideration of development proposals throughout the Central Area.
- C. THAT copies of the amended report be made available, at no cost, to interested persons.

cont'd....

Report to Council
 Standing Committee of Council
 on Planning and Development
 November 23, 1978

(II-2)

3. Shaughnessy Planning Proposals: Program for Implementation

The Committee considered a report of the City Manager dated October 24, 1978 (copy circulated) in which the Director of Planning responds to a recommendation approved by Council on August 15, 1978 that he report on the feasibility and desirability of the Shaughnessy Heights Property Owners Association recommendations.

The Director of Planning has reviewed the proposals of the Shaughnessy Heights Property Owners Association, generally supporting them, and has identified areas of concern and work needed to bring these proposals to implementation through an appropriate zoning schedule and other techniques. The report outlines the issues requiring further study and suggests a possible work program.

There is concern with respect to the Departmental work program and priorities. The report states the work required for Old Shaughnessy is very worthwhile. Nevertheless, Council should carefully review the priority of this item compared with other commitments on the Planning Department work program. It is estimated that the work will involve an approximate total of one Planner's time for 12 - 15 months and that the Department will not be able to handle this and other priorities as well.

Council is therefore faced with a dilemma. While it is felt that the work required for Old Shaughnessy is important, to do this work will definitely preclude other possible commitments. The following outlines a number of options available to Council to deal with the situation.

- (a) Council could defer a decision on this item until the beginning of 1979 and review the work required in Old Shaughnessy in the context of other priorities on the Planning Department 1979 Work Program. Such action, however, would halt a process and good working relationship established with the S.H.P.O.A.
- (b) Council could authorize the suggested work program and formation of an advisory body to commence immediately, and acknowledge Shaughnessy as a priority area. Council should be reminded, however, that this will limit major commitments in other areas given anticipated work programs, present staffing and budget cutbacks for 1979.

The Committee felt that this was an important area of the City and any change should be proceeded with caution.

The Committee

RECOMMENDED

THAT Council defer a decision on this item until the beginning of 1979 and review the work required in Old Shaughnessy in the context of other priorities on the Planning Department 1979 Work Program.

4. View Corridor - North End of Hornby Street

The Chairman advised that he had received a memorandum from the City Manager noting that Dominion Construction own a 100' lot blocking the north end of Hornby Street. They have been discussing for some time what development, if any, can take place if views of the mountains are to be preserved. The City Manager suggested that the issue of the rights of a developer of a property in such a strategic location should be discussed in Committee.

cont'd....

Report to Council
Standing Committee of Council
on Planning and Development
November 23, 1978

(II-3)

Clause No. 4 cont'd:

Mr. F. Bowers, City Manager, advised that this discussion was not meant to circumvent the normal process of decision through the Director of Planning. There are guidelines which developers feel strongly about. Whatever is built on the site will seriously alter the view, but on the other hand, does the owner of the property have any rights.

Mr. G. Grais, Dominion Construction, displayed drawings of a proposal for a 15 storey, 60' wide tower with a 40' dedicated setback which would be utilized as a driveway for underground parking and loading but would be eliminated and used for open plaza when the Cordova Extension is completed. He also outlined a previous proposal for a 100' wide tower with a 2 storey lift of the first floor with retail at ground floor level at each end.

The Committee felt that a philosophical decision should be made as to whether or not the view corridor guideline should be adhered to or whether the owner of the property has a right to develop.

After discussion, the Committee

RECOMMENDED

THAT the new Council appoint a small Committee consisting of the City Manager, Director of Planning, City Engineer and Chairman of the Planning and Development or other appropriate Committee to explore various alternatives to having a building on this site.

The meeting adjourned at approximately 2:55 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 600

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION



November 23, 1978

A meeting of the Standing Committee of Council on Transportation was held on Thursday, November 23, 1978, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT:	Alderman W. Kennedy, Chairman Alderman D. Bellamy Alderman M. Ford
ABSENT:	Alderman M. Harcourt Alderman H. Rankin (Leave of Absence)
COMMITTEE CLERK:	J. Thomas

RECOMMENDATION

1. FreeBus Study

In a City Manager's Report dated November 8, 1978 (circulated), before the Committee for consideration, the City Engineer reported that the Federal Ministry of Transport had approved funding of \$37,500 for a study of the Downtown FreeBus. A previous grant request by the City in January, 1978, for funding the FreeBus and an impact study on its effect on downtown mobility and accessibility had been rejected on the ground that operating expenses were ineligible for funding.

The Manager's Report reviewed aspects of the study which would consist of two main elements:

- a questionnaire directed at other North American cities to ascertain the type of transit services provided to meet downtown circulation needs; pricing and transfer mechanism; ridership patterns and benefits of service.
- an overall review of the Vancouver FreeBus operation, parking utilization and traffic counts followed by on-board interviews with passengers to determine origins and destinations, trip purposes, usage motivation, etc.

It was anticipated the study would identify a range of alternative courses of action for the improvement of transit services within the downtown area.

The Assistant City Engineer, Traffic Division, was questioned by Committee members, on the expansion of the FreeBus operation, particularly to the West End. The Committee was advised the extension of this service to the West End in terms of inter-relationship with parking facilities was currently under consideration.

RECOMMENDED

THAT the City Engineer and Director of Legal Services be authorized to enter into an agreement with the Ministry of Transport providing for the FreeBus study.

2. Champlain Heights Transit Service

During consideration of a City Manager's report dated November 3, 1978, dealing with the expansion of transit services in the Champlain Heights area, the Committee noted Burnaby Council had expressed concern that it had not been consulted about proposed route changes in the Boundary Road area.

It was agreed to defer further consideration to the next meeting to permit consultation between Vancouver and Burnaby Traffic Engineering staffs.

* * * * *

The meeting adjourned at approximately 3:55 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 600

IV

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

NOVEMBER 23, 1978

A meeting of the Standing Committee on Finance and Administration was held on Thursday, November 23, 1978, in Committee Room No. 3, Third Floor, City Hall, at approximately 3:30 p.m.

PRESENT : Alderman Brown, Chairman
Alderman Gerard
Alderman Gibson

ABSENT : Alderman Marzari
Alderman Puil

ALSO
PRESENT : Alderman Ford

COMMITTEE
CLERK : G. Barden

RECOMMENDATION:

1. Quarterly Review of Operating Budget Revenues and Expenditures as at September 30, 1978

The Committee considered the attached Manager's Report dated November 17, 1978, and a letter from the Park Board dated November 21, 1978. The 1978 Annual Estimates are reviewed in the report in light of the experience to date, and where significant variations between estimates and actual are indicated, as projected to year end, the budget appropriations are adjusted. The net of revenue and expenditure adjustments is then transferred to the current surplus on revenue account. The balance in this account, arising out of the June Budget Review, is \$328,082 and the report proposes transferring an additional \$1,531,992 bringing it to a total of \$1,860,074.

The Superintendent of Parks in his letter of November 21, 1978 comments as follows on the Manager's Report:

" In Item (a) the City's Director of Finance suggests that he bring back a report to Council on the feasibility and advantages of integration of the Park Board accounting system into the City's system. The intent of this review would appear to be similar to the following motion approved by Council when dealing with the consultants report on the Park Board's Departmental Review:

'That the Director of Finance be requested to examine the possibility of reducing overall costs of administration by centralizing some or all of the Park Board's administrative function.'

I would agree with any study aimed at improving the integration of the City's and Park Board's accounting systems.

Report to Council
 Standing Committee on Finance & Administration
 November 23, 1978 (IV-2)

Clause #1 continued:

In Item (b) the City's Director of Finance refers to the Park Board's apparent inability to exercise budget control. I disagree with this as the Board's budget has been brought in on target in the previous two years. Staff of the Board's Financial Services Division took steps as early as July to identify problem areas to other Divisions and was prepared to bring forward a request for additional funds in the September budget review for areas where no correction measures were possible, such as the revenue shortfall. The areas where cut-backs were possible were discussed with the Recreation Division and all possible steps taken.

I suggest that a study as suggested should also include the feasibility, practicality and efficiency of granting the Park Board more autonomy by providing the Board with a block budget more in keeping with the responsibilities of a separate elected Park Board."

The Director of Financial Services at the Park Board commented on the areas where deficits have occurred at the Park Board such as rinks and pools and gave reasons for this as follows:

- Declining population and declining patronage.
- In 1975 there were four rinks and now there are eight.
- In 1975 there were five pools and now there are seven. So we are spreading the same number of users over a greater number of facilities.
- The economic factor - it would not be appropriate to raise the fees as people cannot afford it.

The Director of Financial Services agreed that economies could be effected by integrating the Park Board system into the City system if the staff of the Park Board are performing duties and the City staff are performing the same duties. Regarding revenues and expenditures, the Director of Financial Services at the Park Board stated there are some controls at the Park Board and he would like to go over steps the Park Board has taken with the City's Director of Finance and how they react to certain situations. He would welcome a study which would clarify types of controls.

Following further discussion, it was

RECOMMENDED

- (A) THAT the 1978 Revenue and Expenditure appropriations be adjusted as follows:

<u>Revenues</u>	<u>Appropriation Increase (Reduction)</u>
	\$
General Tax Levy	(150,000)
Grants in Lieu of Taxes	1,028,566
Sundry Rentals, Taxes on Rental Properties	154,970
Business Tax	678,000
Service & Inspection Fees & Fines	(58,000)
Penalties & Interest on Delinquent Taxes	(140,000)
Interest on Temporary Investments	(111,000)
Civic Theatres	25,000
Park Board Income Operations	
net revenue	69,486
Net Increase in Revenue	<u>1,497,022</u>

Clause #1 continued:

Expenditures

General Government	(424,000)
Civic Theatres	4,000
City Clerk's Office	22,000
Social Planning Department	(5,000)
Civic Grants	27,166
Park Board	279,140
Engineering Department	35,000
Transfers for Capital Purposes	26,724
	<hr/>
Net Reduction in Expenditures	(34,970)
	<hr/>
Net Increase in Revenues plus Reductions in Expenditures	<hr/> 1,531,992 <hr/>

- (B) THAT the net increase in revenues plus reduction in expenditures estimated at \$1,531,992 be transferred to the Current Surplus on Revenue Account.
- (C) THAT the Director of Finance and Park Board Director of Financial Services be directed to review the reporting authority of the Park Board Financial Services Division to determine if that authority is sufficient to carry out the responsibility of that Division, for report back to the Park Board and Council.
- (D) THAT the Director of Finance investigate and report back to Council on the feasibility and advantages of integrating the Park Board accounting system into the City's system.

The meeting adjourned at approximately 4:20 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 601

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES



NOVEMBER 30, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, November 30, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Ford, Acting Chairman
 Alderman Bellamy
 Alderman Gerard

ABSENT: Alderman Marzari
 Alderman Rankin (Leave of Absence)

COMMITTEE CLERK: H. Dickson

In the absence of the Chairman and Vice-Chairman, the members appointed Alderman Ford to act as Chairman.

Adoption of Minutes

The Minutes of the Part Report of the Community Services Committee meeting of Thursday, November 23, 1978 were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Request for Land - Vancouver Neurological Centre

The Committee had before it for information a Manager's report dated November 21, 1978, in which the Supervisor of Properties reported as follows:

"On July 12, 1978, a letter was sent to the Chairman of the Community Services Committee by the Vancouver Neurological Centre requesting aid in obtaining a City-owned lot where a group home could be constructed for young adults with neurological deficits. A copy of this letter*is attached for information.

Discussions were held with Mr. T. W. Meredith, Executive Director of Vancouver Neurological Centre and a list of possible sites was assembled. This list was extremely limited as the City-owned lots within the area they designated which are not in use or reserved is negligible. There was one lot in the Fairview Slopes which has been designated for Social Housing which would have suited their purposes but was too expensive, even with a one-third write down in the value.

In a recent discussion with Mr. Meredith, he indicated that the Neurological Centre has located a home in the Shaughnessy area which would suite their purposes and if this can be finalized they would no longer be interested in a City-owned lot. "

*A copy is on file in the City Clerk's Office.

Clause No. 1 Continued

Following brief discussion, it was

RECOMMENDED

THAT the Manager's report dated November 21, 1978 on the Vancouver Neurological Centre's request for land be received.

2. Lodging House at 634 East Georgia Street

The Committee had before it for consideration a Manager's report dated November 27, 1978 (copy circulated) in which the Director of Permits & Licenses reported that in accordance with instructions from the Community Services Committee meeting of November 9, 1978, the department held discussions with Mr. Humphry Killam, owner of 634 East Georgia Street, to outline the minimum requirements to upgrade the building at 634 East Georgia Street.

Appearing before the Committee on this matter were the Director of Permits & Licenses and the Director of Environmental Health.

It was noted from the Manager's report that Mr. Killam had been hospitalized Tuesday, November 21st, and the Director of Permits & Licenses, in the report, recommended the Committee defer the matter until its next meeting by which time it was hoped an undertaking from Mr. Killam to carry out the upgrading program at 634 East Georgia Street would be received.

The Director of Environmental Health reminded the Committee his department had issued a closure notice under the Lodging House By-law to be effective November 30, 1978 and this notice, on the instructions of the Committee, could only be rescinded if Mr. Killam brought the building up to compliance with the Lodging House By-law.

The Director of Environmental Health reported the building has been brought up to standard in twenty-five of its forty-eight rooms and the department is issuing a further interim operating permit for the month of December 1978.

Following discussion, it was

RECOMMENDED

THAT Council concur with the Health Department's issuance of an interim operating permit for the month of December 1978 for 634 East Georgia Street and the Director of Permits & Licenses report to the next meeting of the Committee on the owner submitting an undertaking to complete renovations to bring the building to a satisfactory standard under the Standards of Maintenance By-law.

3. The Brock House Society

The Committee had before it for consideration a Manager's report dated November 3, 1978 (copy circulated), in which the Director of Social Planning reported on the application of the Brock House Society for a capital grant of \$13,000 and an operating grant of \$10,000. The Director of Social Planning recommended Council approve both grants.

Continued

Clause No. 3 Continued

The Manager's report also contained comments from the Director of Finance that the request be separated into "operating" and "capital" subjects and that each be considered separately. In summary, the Director of Finance suggested the Committee, with respect to the request for operating funds in the amount of \$10,000, should consider the following alternatives:

- a) Approve the request for \$10,000 from Contingency Reserve, contingent upon the balance of the funding of \$30,000 being received from the Provincial Government or other source.
- b) Recommend to the new Council that it be considered in the 1979 Community Services grant request, with the same contingent clause.
- c) Not approve the request.

With respect to the capital grant request, the Director of Finance recommended it not be approved at this time but that the Society be requested to resubmit in the 1979 fiscal year, consolidating all of the capital program needs, including garage renovation, any further renovations currently planned for Brock House, and the grounds and landscaping work required in accordance with the development permit.

It was noted there is only about \$1,100 remaining in the 1978 community services grants budget and funds for any grant would have to come from Contingency Reserve.

Appearing before the Committee on this matter were the Director of Social Planning, the Director of Finance and Mrs. Maureen Molaro (president of the Brock House Society) and other members of the Society.

The Director of Social Planning spoke in support of his recommendation that Council approve both grants applied for by the Society; the Director of Finance suggested the capital grant be deferred until more information is available, in particular, information regarding grounds improvements expected to cost \$62,000. The Director of Finance also suggested the situation with Brock House was another example of the Provincial Government backing out of an earlier commitment to provide funds to the Society. The Director of Finance pointed out the City has contributed the \$300,000 cost of the property and a \$50,000 capital grant to the Society.

Mrs. Molaro responded that Brock House Society has received a \$5,500 grant from the Resources Board, \$135,000 in capital grants from the Province, a Federal L.I.P. grant of \$87,900, Federal New Horizons grants of \$34,000 and \$18,000 and two Canada Works grants.

During discussion, the Committee inquired whether the capital grant could be delayed for consideration in 1979 and Mrs. Molaro indicated this would be acceptable to the Society if it were assured it would receive the funding, and it was pointed out the Committee could not guarantee this.

Following further discussion, it was

RECOMMENDED

- A. THAT Council approve a capital grant of \$13,000 to the Brock House Society for 1978.
- B. THAT Council approve an operating grant of \$10,000 to the Brock House Society for 1978.

Continued . . .

Report to Council
 Standing Committee of Council on Community Services
 November 30, 1978

(V-4)

4. Rory's Towing Limited

At its meeting on July 13, 1978, the Committee deferred for three months the matter of complaints regarding the operation of Rory's Towing Ltd. and requested a further report at the end of three months.

Accordingly, a Manager's report dated November 7, 1978, was submitted to the Committee on November 9, 1978 and, at the request of the lawyer for Mr. Rory Washtock, the Committee deferred the report to the November 30th meeting.

The Committee had before it for consideration this date the November 7, 1978 Manager's report and a memorandum dated November 21, 1978 from Alderman Harcourt enclosing a letter from a Mr. Paul Botkin (copies circulated).

Appearing before the Committee on this matter were the Director of Permits & Licenses and members of his staff, the Director of Legal Services, and Mr. Rory Washtock of Rory's Towing Ltd. and Westburn Services Ltd., along with his legal counsel.

Also appearing before the Committee was reporter George Garrett of Radio Station CKNW who worked for Rory's Towing Ltd. in October as a driver trainee in order to obtain a new story on the towing industry in Vancouver.

Mr. Garrett reiterated to the Committee information contained in the November 7, 1978 Manager's report that while working for Rory's Towing Ltd., he saw cars towed from commercial parking lots which did not have tow away slips at the time they were removed; he advised that he was told by drivers that the tow away slips are pre-signed and added that he, on one occasion, saw a driver for Rory's Towing sign the lower lefthand corner of the tow away slip, a portion which is the authorization to tow and is supposed to be signed by the lot owner or his agent.

Mr. Ken Armstrong of the Permits & Licenses Department advised the Committee his department is continuing to receive complaints from the public regarding the operation of Rory's Towing and has not received complaints regarding other automobile towing firms.

Mr. Washtock, in respond to a question from the Committee, said he disagrees with the comments of Mr. Garrett.

Following further discussion, it was

RECOMMENDED

THAT Rory's Towing Ltd. and Westburn Services Ltd. be requested to appear before Council to show cause why their licenses should not be revoked.

The meeting adjourned at approximately 2:45 P.M.

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FOR COUNCIL ACTION SEE PAGE(S) 601.....

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

VI

NOVEMBER 30, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, November 30, 1978 at approximately 1:30 p.m.

PRESENT : Alderman Gibson, Chairman
Alderman Brown
Alderman Puil

ABSENT : Alderman Harcourt (On Civic Business)
Alderman Kennedy

CLERK TO THE COMMITTEE : M. L. Cross

RECOMMENDATION1. Relocation of Firehall #22 (Marpole)

The Committee considered a report of the City Manager dated November 22, 1978 (copy circulated) in response to a motion approved by Council on September 26, 1978 that the City Manager investigate the suitability of two specific and any other potential sites for the relocation of Firehall #22. The specific sites were the Salvation Army property at 57th Avenue and Oak St. and the property on the corner of Selkirk St. and 57th Avenue.

This motion was in response to a Manager's report outlining four options for a site for Firehall #22; the owners of the sites involved in each case were unwilling to provide land for a firehall use.

The Manager's report sets out the requirements for a new firehall site and an analysis of the sites considered in the previous report.

Mr. K. Dobell, Deputy City Manager, outlined the three additional sites suggested at the Council meeting on September 26th:

- a) Salvation Army property located on the corner of 57th Avenue and Oak St.
 - Contact by the Property Division suggests that the Salvation Army would be prepared to sell this site.
- b) The property on the corner of 57th Avenue and Selkirk.
 - Properties staff are unable to identify this particular parcel proposed, but believe it was also referred to as a site immediately to the east of Churchill High School. If this is so the property is improved with a running track and note that in any case, 57th Avenue east of Heather is beyond the acceptable area for minimum response time.
- c) Routing of a street designed to connect Fremlin directly to Laurel in order to provide a Firehall site.
 - While this would provide a suitable location, the cost of acquisition would be at least \$1 million. Two brand new houses and several houses built within the last 20 years would have to be demolished.

cont'd....

Report to Council
 Standing Committee of Council
 on Planning and Development
 November 30, 1978

(VI-2)

Clause No. 1 cont'd:

The report notes that the diligent search for a suitable site has not produced an alternative which is available and meets the City's needs. Given the present position of the Park and School Boards, the present staff recommendation would be to proceed with the 59th Avenue and Laurel site. However, staff do believe another attempt should be made to persuade the School or Park Board to make a site available, in view of the relative merits of the sites.

The City Manager recommended:

- a) Council request meetings in 1979 between representatives of Council and the School and Park Boards on this question.
- b) The City Manager be instructed to review this matter with the Superintendent of Parks and Schools before the above meetings take place.
- c) In the event these discussions fail to reach agreement, the Supervisor of Properties proceed to negotiate for the acquisition of approximately one half acre of privately owned land at the N.W. corner of 59th Avenue and Laurel St.

Dr. I. Taylor, Chairman, Marpole Citizens Planning Committee, advised that the vote of the Committee was 50% in favour of relocating the firehall on Oak Park. The remaining 50% was divided between three other sites.

Mrs. L. Shields submitted a brief (on file in the City Clerk's office) indicating the people in the vicinity of 59th Avenue and Laurel did not wish a firehall to be located in the area.

Mr. L. Haberlin spoke on behalf of the people on the Planning Committee who would like to see the firehall located on Oak Park. The Park is not fully utilized and a portion could be used for the firehall.

Mrs. C. Mawson, on behalf of the Save Oak Park Committee, advised that the Park Board position was that they would not permit a firehall to be built on the park. There seems to be a land swap issue but there are no appropriate lands in the Marpole area that would be equal to what would be lost from Oak Park.

Mrs. P. Glass, Chairman of the Vancouver School Board, advised that the Ideal School would continue to be needed as a school site.

Mr. G. Jordan, Supervisor of Properties, provided further information on the costs of buying the Salvation Army property at 57th Avenue and Oak or from willing sellers and the possible expropriation of the property at 59th Avenue and Laurel St.

The Committee favoured taking a longer range look at buying property on the basis of willing buyer-willing seller.

Mr. F. Bowers, City Manager, advised that this process could take several years. If you find willing sellers you might have a firehall site surrounded by residential on all sides and then Council would be faced with different petitioners.

After discussion, the Committee

RECOMMENDED

THAT the purchase of property for the new site for Firehall #22 be on the basis of willing buyer-willing seller, with the Salvation Army property at 57th Avenue and Oak Street being considered as a first priority.

cont'd....

Report to Council
Standing Committee of Council
on Planning and Development
November 30, 1978

(VI-3)

INFORMATION

2. Townhouses in RT-2 and RT-2A Areas

Mr. K. Kolterhoff requested permission to speak to the Committee as he had been invited to attend to participate in the discussion on the report dealing with applications for townhouses in RT-2 and RT-2A areas. This was the fifth time he had been advised that the report would be considered. The Committee agreed to hear Mr. Kolterhoff and requested the Planning Department to outline the background of the application.

Mr. D. Cornejo, Area Planning Division, indicated that the Director of Planning had advised in a previous report that he would not hold up development permit applications for townhouses unless he felt they were close to meeting the revised guidelines. Two applications, including Mr. Kolterhoff's were deferred.

The application is for eight townhouse units on a 100' site, a density of approximately 35 units per acre. He could build four units and comply as an outright use. Five or six might be more appropriate for the site.

The alternatives are to wait for a decision from the Director of Planning or go to the Board of Variance assuming that after 30 days the application is refused.

Mr. Kolterhoff advised that his architect had applied for the development permit for eight townhouses at 915 West 14th Avenue at the beginning of June. He expressed his frustrations at the delay and the fact that he had been given several deadlines for the report to be finished.

The Chairman advised Mr. Kolterhoff that the report had not been processed in time for the meeting. He advised that there would not be a Committee meeting until the new year. Perhaps his architect should discuss the various alternatives with members of the Planning Department.

The meeting adjourned at approximately 3:05 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 602

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

NOVEMBER 30, 1978

A meeting of the Standing Committee on Finance and Administration was held on Thursday, November 30, 1978, in Committee Room No. 3, Third Floor, City Hall, at approximately 3:30 p.m.

PRESENT : Alderman Brown, Chairman
Alderman Gerard
Alderman Gibson
Alderman Puil

ABSENT : Alderman Marzari

COMMITTEE
CLERK : G. Barden

INFORMATION:

1. New Permanent Full-time Salaried Positions -
July 1 to October 31, 1978

The Committee reviewed with the Director of Personnel Services the attached Manager's Report dated November 27, 1978, outlining new permanent full-time salaried positions for the period July 1 to October 31, 1978.

The 39.5 new positions were summarized as follows:

3 are either reclassifications, formerly temporary, or cancelled out by abolishing another position,

25 are funded from other than municipal sources,

11.5 are actual new positions, funded by the City, of which 8 were necessitated by the completion of the new wing to the Public Safety Building.

Following discussion, it was

RECOMMENDED

THAT the report be received for information.

RECOMMENDATION:

2. Hodson Manor

The Committee considered a Manager's Report dated November 24, 1978, wherein the Director of Social Planning reported as follows:

"On September 26th, when considering continuation of the City's lease of Hodson Manor to the Multi-Cultural Society, City Council requested the Director of Social Planning to meet with Fairview and False Creek residents to discuss possible future local uses of the building and to report back to the Finance and Administration Committee by November 30th.

Clause #2 continued:

A public meeting was held on November 20th. Residents were advised by notice three weeks in advance. As there was a postal strike at that time notices were delivered by a private distributor. The newspaper strike precluded using that medium for a notice of the meeting. Present at the meeting were 14 people:

- representatives of the Multi-Cultural Society (3),
- groups which use Hodson Manor for meetings (2),
- Fairview Slopes residents (2),
- False Creek residents (2),
- City staff (4),
- and an architect.

There was considerable discussion about the appropriate use of Hodson Manor as a heritage building. Although there were some suggestions from local residents the discussion was limited by the small turn out. The two Fairview residents at the meeting said that they did not receive notices and were informed of the meeting by chance. Since the meeting we have learned that several other residents did not know about the meeting but are concerned about the future use of Hodson Manor.

In view of the recent postal and newspaper strikes and resulting communication difficulties the Director of Social Planning feels that further meetings should be held with area residents and the Multi-Cultural Society prior to making recommendations on the future use of the building. As the current lease expires December 31st, 1978, the Director of Social Planning recommends that the present lease be extended until a final decision is made, probably towards the end of January, 1979."

The Chairman of the Vancouver Heritage Advisory Committee submitted the following letter dated November 28, 1978 to the Committee:

"Hodson House is presently leased to the Multi-Cultural Society.

The restoration of this City-owned heritage designated building was done at great expense to the City. It is with great concern therefore, that the Heritage Committee has noted that the present tenants do not appear to have kept up or cared for this building.

Further, because of the cost of restoration we think it is most important that the building be leased for the greatest possible return, all other things being equal. For the City to lease a building to a certain group because that group provides a social benefit to the City may be desirable but it should be noted that if the City does not seek maximum revenue, this will provide a sort of hidden subsidy to that group, much like a reduction in property tax is a hidden subsidy.

Council's directive to Social Planning was to find local uses for the building which would give the building connection with the neighbourhood. It should be pointed out that this could preclude finding more suitable tenants for this building.

We respectfully suggest that Social Planning be instructed to seek the greatest revenue and best maintenance for Hodson House."

Report to Council
 Standing Committee on Finance & Administration
 November 30, 1978 (VII-3)

Clause #2 continued:

The Committee agreed that a short extension of the lease should be granted in view of the communication difficulties. It was felt that the Vancouver Heritage Advisory Committee had a valid point that should be considered in the report back to the Committee from the Director of Social Planning.

Following discussion, it was

RECOMMENDED

THAT the lease be extended on the present terms into 1979 on a month-to-month basis, with a report back from the Director of Social Planning early in February 1979.

3. Champlain Heights - Areas E and F, Phase 2
 Financing and Budget Report

The Committee considered the attached Manager's Report dated November 29, 1978, wherein the Champlain Heights Project Manager, the City Engineer and the Director of Finance reported on the financing and budget for Phase 2 in Areas E and F of Champlain Heights. The report included a brief description of overall development, progress to date, and proposed continuation of development.

On September 26, 1978 Council approved a number of planning amendments for Phase 2. At that time the Project Manager advised that he would be reporting on the status of Phase 1 and the budget for Phase 2 in the Fall.

The purpose of the Manager's report is to present to Council a brief summary of the development that has taken place in Champlain Heights and to outline the proposed course of action for the development of Phase 2 of Areas E & F. The report requests approval of a portion of the 1979 budget for capital works and project management in Phase 2, financed as follows:

The total estimated cost to service and market Phase 2 is estimated to be \$5,987,000. Of this amount, \$663,067 of servicing has already been approved, funded, and completed. In addition, \$780,000 is not required until 1980 and \$200,000 is not required until 1981. These expenditures do not require Council approval at this time. The proposed capital budget for 1979 is \$4,343,933. The areas of expenditure included in this budget are outlined in Table I.

The sources of funds, if this portion of the Phase 2 capital budget is approved, are outlined in Table II and would be as follows:

- (1) \$40,000 is available from the unused funds from previously approved Phase 2 waterworks.
- (2) \$323,933 is available from the unused funds from previously approved Phase 2 sewer works.
- (3) \$145,497 is available from the unused funds from previously approved Phase 1 sewer works that have been reallocated for Phase 2 sewer works.
- (4) \$75,513 is available from the unused funds from previously approved Phase 1 servicing that have been reallocated for Phase 2 servicing and marketing.

Report to Council
 Standing Committee on Finance & Administration
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Clause #3 continued:

- (5) The balance required to undertake this proposed portion of the Phase 2 capital budget is \$3,758,990. However, only \$2,108,990 is available from confirmed sources of funds from the C.H. sewer and water debenture, the C.H. financing reserve, and C.H. lease revenues. The balance of the work \$1,650,000 will not be undertaken until additional lease revenues are received. This is expected to be in early 1979 and will be the subject of a subsequent council report.

In addition to the above capital expenditure proposals, Champlain Heights' revenues are expected to meet sewer and water debenture repayment commitments. This requires an annual payment, from 1977 to 1981, of \$1,118,135.

Cash flow information indicates that if revenues from Phase 1 are received as expected, the costs of servicing Phase 1 and the debenture payments can be met without depending on the lease revenues from Phase 2 (see Table III).

Capital budgets for years after 1979 will be a function of future lease revenues and will be dealt with in subsequent Council reports.

Following discussion, it was

RECOMMENDED

THAT Council approve expenditures of \$2,693,933 of the overall Phase 2 Budget of \$5,987,000. The sources of funds are set out in Table II with \$221,010 from previously re-allocated funds from Phase 1, and \$363,933 from funds available from Phase 2, and the balance \$2,108,990 to be provided from the Champlain Heights sewer and water debenture and the Champlain Heights Financing Reserve and Lease Revenues, detailed appropriations subject to the approval of the Director of Finance and the City Manager.

The meeting adjourned at approximately 4:25 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 602

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

December 7, 1978

A Special Meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, December 7, 1978, at approximately 11:00 a.m. in the No. 3 Committee Room, third floor, City Hall.

PRESENT: Alderman Brown (Chairman)
Alderman Gibson
Alderman Marzari
Alderman Puil

ABSENT: Alderman Gerard

ALSO

PRESENT: Alderman Ford

CLERK: G. Barden

RECOMMENDATION

Departmental Review - Library Board

The Finance Committee considered a report from the Vancouver Public Library Board in a series of Departmental Reviews initiated by the Standing Committee on Finance and Administration at its meeting on August 9, 1977, following consideration of a proposal for a revised budget system for the City and approval by the City Council on August 23, 1977.

Mr. C.L. Cotterall, Chairman, Dr. R.N. Morris, Member of the Board and Mr. T.B. O'Neill, Assistant Director, Vancouver Public Library Board, presented the report to the Committee and stated that the report has provided them with a self analysis and valuable resource document. They advised that they share many of the Consultant's concerns and outlined steps they are taking to correct some of the areas of concern. They also stated they have appointed a Finance Committee to investigate the problems and they seek the support of Council, the Finance Committee and City staff in the co-operative pursuit of improved planning and budget processes augmented by activities they have undertaken and are in the works. The Library Board's recommendations and comments contained in the report are as follows:

" 1. Decrease/increase in the Library's Budget.

A full explanation of the items listed for decrease/increase is provided in Appendix "E".
5% of the Library's 1978 operating budget is approximately \$300,000. (see page 41)

Budget Reductions:

(a) Budget Reductions already made:-

Central Library heating	\$ 35,000	
Closing Killarney Branch	\$ 30,450	
Staff positions on 1978 budget fully or partially unused (see p 23)	\$ 48,142	\$113,592

cont'd....

Report to Council
 Standing Committee on Finance & Administration
 December 7, 1978 (VIII-2)

Departmental Review -
Library Board (cont'd)

(b) Budget reductions from increased receipts:-

Book sale	\$ 7,500	
Charge for overdue notices (see p52)	\$ 37,500	\$ 45,000

(c) Budget reductions which would not affect services greatly:- (see p 42)

Closing each Friday at 6:00 p.m.

Fraserview Branch	\$ 2,885	
Marpole Branch	3,265	
Fringe benefits at 11.25%	690	\$ 6,830

(d) Budget reductions which would affect service:
 (see p 42)

Closing one (1) extra evening at 6:00 p.m.

Collingwood Branch (Friday)	\$ 2,885	
Central Library "	30,226	
Hastings Branch "	3,850	
Mt. Pleasant Branch (Wednesday)	3,892	
South Hill Branch (Friday)	3,848	
West Point Grey Branch (Thursday)	2,886	
Britannia Branch	3,848	
Strathcona Branch (all day Saturday)	2,848	
Fringe benefits at 11.25%	6,109	\$ 60,392

(e) Budget cuts with serious adverse effects on service:- (see p 42)

Closing one extra evening at 6:00 p.m.

Dunbar Branch (Friday morning)	\$ 4,944	
Joe Fortes Branch (Thursday evening)	\$ 3,981	
Kerrisdale Branch (Friday evening)	\$ 3,778	
Kitsilano Branch (Friday evening)	\$ 4,434	
Oakridge Branch	\$ 3,708	
South Granville Branch	\$ 2,839	
Fringe benefits	\$ 2,685	\$ 26,369

Closing a second extra evening at 6:00 p.m.

Fraserview Branch	
Marpole Branch	
Central Library	\$ 40,793
<u>TOTAL REDUCTIONS:</u>	<u>\$292,976</u>

cont'd....

Report to Council
 Standing Committee on Finance & Administration
 December 7, 1978 (VIII-3)

Departmental Review -
Library Board (cont'd)

FULLY OR PARTIALLY UNUSED POSITIONS:

Dunbar Branch	Lib.I 10 hrs. p.w.	\$4,104	
	Less L.A.II 10 hrs.p.w.	\$2,740	\$ 1,364
Fraserview Branch	Lib. I 13 hrs.p.w.		\$ 5,335
Marpole Branch	" 10 hrs.p.w.		\$ 4,104
Mt. Pleasant	" 10 hrs.p.w.		\$ 4,104
			<u>\$14,907</u>
	Less 1/6 vacation relief		\$ 2,684
			\$12,223
	Plus 11.25% fringe benefits		<u>1,375</u>
			<u>\$13,598</u>
Collingwood/ Mobile	Lib.I 26 hrs. p.w.		\$10,670
	L.A. II 18 hrs. p.w.		\$ 4,932
	L.A. I 32 hrs. p.w.		\$ 7,388
General Collection	L.A. II 11 hrs. p.w.		\$ 2,981
	L.A. I 22 hrs. p.w.		\$ 5,080
			<u>\$31,051</u>
	Plus 11.25% fringe benfits		<u>\$ 3,493</u>
			\$34,544
			<u>\$13,598</u>
			<u>\$48,142</u>

BUDGET INCREASES:

<u>First Priority:</u>	Branch Book Budget (equals savings in Librarian I positions in Dunbar, Fraserview, Mt. Pleasant & Marpole Branches) (see p 23)	\$13,598	
	Automated Circulation (see p 48)	\$69,500	
	Improved delivery service (see p 50)	\$17,000	
	Personnel Department (see p 45)	\$ 7,500	
	Head of Lending staff support (1/2 time Librarian II) (see p 43)	\$10,700	\$118,298
<u>Second Priority:</u>	Central Library Book Budget	\$60,000	
	Branch libraries Book Budget (in addition to above) (see p 45)	\$11,400	
	Public Information (see p. 44)	\$12,000	
	Staff training programmes (see p. 44)	\$14,500	

cont'd....

Report to Council
 Standing Committee on Finance & Administration
 December 7, 1978 (VIII-4)

Departmental Review -
Library Board (cont'd)

xNew Branches: (see p. 50)			
	Kensington	\$57,000	
	Riley Park	\$57,000	
	Champlain Mall	\$135,000	\$346,900
<u>Third Priority:</u>	Shut-in Service (see p 51)	\$30,000	
	Recorded Music Collection (see p. 47)	\$20,000	\$ 50,000
	Automated Cataloguing (see p. 52)	\$25,000	p.a. for two years only

- x Carnegie has not been included because of the Carnegie Advisory Committee's proposal that all Carnegie Centre funding should be in a separate Budget, and therefore not in the Library Budget.

COMMENTS

1. The Library Board has looked at cost reductions in the areas of
 - (1) greater efficiency - the same services at less cost
 - (2) diluting services - the same services with fewer resources
 - (3) reducing units of service - cutting out a particular service such as a Branch or the Bookmobile
 - (4) reducing hours of service - spreading a reduction over all services
2. The Library Board recommends, if it is necessary to reduce the library's budget and services, that the reduction in services be in reducing hours of service at those times when the facilities are least used. At present most Branches are open 57 hours p.w. and the Central Library is open 68-1/2 hours p.w. in summer and 72-1/2 hours p.w. in winter.

 The savings from reduced hours have been calculated from the hours required for public service staff in the periods proposed for closure. As implementation would require changes in staffing schedules and would affect regular as well as casual staff, this would need to be negotiated with the Staff Association, CUPE Local 391.
3. The Library Board considers that it is providing a high level of services both in quantity and quality, based on good City financial support, and the efficient use of these funds by the Library. Compared to similar sized North American cities, our library is among the best used at lowest unit cost. Therefore the Library Board does not, at this time, have any major recommendation to make for the more efficient use of library resources.

cont'd....

Report to Council
 Standing Committee on Finance & Administration
 December 7, 1978 (VIII-5)

Departmental Review -
Library Board (cont'd)

4. At the same time there are continuous minor adjustments which are necessitated by changes in population and use, and the Library Board should have budget flexibility in order to adapt to them. In particular the Board is looking for opportunities to increase the Book Budget through economies in staffing. The savings on four (4) Librarian I positions listed on p. of \$13,820 should, therefore, be transferred to the Book Fund for 1979.

 This principle was approved by Council, on appeal by the Library Board, in the 1977 Budget when \$19,235 was added to the Book Budget in place of 50 hours of librarian time from 20 positions where staff members had chosen to reduce their hours from 37-1/2 to 35 hours per week.
5. The Library Board does not wish to dilute services so that they only become partially available, or to reduce the Book Budget so that the collections gradually deteriorate.
6. The Library Board has reviewed its programmes and services and does not recommend that any should be eliminated or reduced. The library has concentrated on basic services, i.e. providing books etc., for lending and reference, answering information questions, and programmes and activities for children, and has few 'special' services.
7. The Board recommends that on the installation of automated circulation that a 50¢ charge per overdue notice be considered, in addition to the 5¢ per day overdue fine. This would bring in an estimated \$37,500 p.a. and more than cover the cost of postage and stationery. (See p. 52)
8. The Library Board's programme for development is reflected in the Budget Increases on p.22
 - (a) New Branches at Riley Park, Kensington and Champlain Heights are by far the most expensive item. Vancouver should not need any more full Branches. It is possible that successful storefront branches (see p.50) could result in demands for them at two or three additional locations. It could also result in a further evaluation of services in the South East sector leading to a proposal to close Collingwood and Fraserview Branches and replace them with storefront libraries serviced (along with other storefronts) by a central warehouse type operation.
 - (b) The Board's concern with the library's collection of books is reflected in the priority given to an additional \$85,000 p.a. for the Book Budget. Other important, but individually not very expensive items are explained in Appendix "E".
 - (c) The Library Board intends to pursue investigations into all applications of automation to library operations, as it considers they will bring major changes to the library in the next decade. The proposal on Automated Circulation (see p. 48) will be with Council about March, 1979. The

cont'd....

Report to Council
 Standing Committee on Finance & Administration
 December 7, 1978 (VIII-6)

Departmental Review -
Library Board (cont'd)

automation of Acquisitions has already been partly carried out and Cataloguing and Reference Services will follow as efficient and economic technologies are developed. In general these changes will require capital expenditure which will be wholly or largely amortised through savings in staff.

(d) Capital funds, apart from operating Budget increases are:

New Branches	\$ 75,000	(Champlain Mall only)
Automated Cataloguing	50,000	
Central Library	200,000	(for internal re-organization incl Auditorium, and upgrading electrical circuitry)

9. The Library Board recommends that the City initiate or support requests to the Provincial Government for additional financial support for public libraries (see p. 17)"

(Appendix E referred to is on file in the City Clerk's Office)

Observations and recommendations of the Consultants were set out as follows:

"The substance of the Library Board's recommendations to Council might be summarized as follows:

- that the Library Board be given the flexibility to make minor adjustments in its operating budget, and
- that the City initiate or support requests for additional financial support from the Provincial Government.

With respect to budget reductions and improvements in efficiency or effectiveness, the Board suggests:

- that if a budget reduction was necessary, it should be achieved by reducing hours of services, and
- that there are no major recommendations for the more efficient use of Library resources at this time.

The report also indicates:

- that the Board's future plans will likely require an increase in budget.

Apart from overall circulation and unit of service figures, the report does not provide a clear picture of the level and costs of services provided by the Library Board or of the impact of reducing service levels. No alternatives are presented for Council consideration in this regard.

Part of the reason for this is that the Board has not translated its goals into service, operating or management objectives which allow for effective management planning and decision making. These objectives should include such things as:

cont'd....

Report to Council
 Standing Committee on Finance & Administration
 December 7, 1978 (VIII-7)

Departmental Review -
Library Board (cont'd)

- the specific markets or users to be served by the Library
- the type and level of materials and resources that should be made available
- the degree and type of accessibility to Library resources that should be provided
- the level of utilization desired
- the level of public awareness and understanding of Library resources and services
- the type and level of support services to be provided, etc.

In summary, the report has not adequately addressed or satisfied the objectives of the review.

The review, however, has produced some positive results which are not obvious in the report. Specifically, there is an increased awareness that objectives can be stated explicitly, that quantitative and qualitative measures of performance related to these objectives can and should be established, and that these measures of performance can assist in planning, managing and improving Library Board operations. In addition, a number of significant opportunities for improving efficiency and effectiveness have been identified. Library staff have also indicated that they intend to review branch staffing requirements and to re-evaluate their approach and methods of operation in the children's program area.

The degree to which the Library Board and City Council capitalize on the results of this review will depend upon the initiatives taken by Council, the Library Board, Library Board staff and City management staff.

CONCERNS

In determining an appropriate course of action, the following specific concerns should be taken into consideration:

- a) As noted, service, operating and management objectives are not clearly defined, even though Library operations would easily lend themselves to the definition of levels of service.
- b) The Board currently does not have adequate budgeting, management information, and decision making systems to allow it to assess its performance against objectives or to determine where changes in the allocation of resources or operating methods may be appropriate.
- c) The Board has limited staff and management resources for improving management systems or for actively pursuing opportunities for improvement.

The degree of success that the Library Board will have in defining its objectives, improving its budgeting, management planning and management information systems, and in capitalizing on improvements in efficiency and effectiveness will depend upon the level and type of manpower resources employed and the degree of management effort and attention that is given to these concerns.

Council's alternatives appear to be as follows:

- a) Accept the report and encourage the Library Board to take initiatives to introduce improvements as time and resources permit.

cont'd....

Report to Council
 Standing Committee on Finance & Administration
 December 7, 1978 (VIII-8)

Departmental Review -
Library Board (cont'd)

- b) Request the Library Board to submit a report outlining specific plans and initiatives that the organization intends to take with an estimate of the resources required, completion time and anticipated or desired results.
- c) Assign the Finance Department and/or the City Manager's Office the responsibility of assisting the Library Board in defining service objectives and in developing and implementing improvements in its management approach, budgeting systems and methods of operation.

The Library Board is not likely to develop an improved budgeting system without direction and assistance from the City Finance Department. We recommend, therefore:

- that the Director of Finance and the Controller of Budgets and Research be requested to work with Library Board staff to develop a work program defining the steps and resources required to introduce an improved budgeting system. This process of developing an improved budgeting system should be used as a vehicle for defining management and service objectives, re-evaluating the strategy employed for achieving objectives, assessing current methods of operation, and identifying, developing and introducing improvements in efficiency and effectiveness.

BUDGET MANAGEMENT AND CONTROL

In addressing the question of increased budget flexibility, one of Council's alternatives is to establish an overall budget based on a fixed cost per capita in constant dollars and allow the Library Board to determine its own priorities. Alternatively, Council could continue with the current approach to budgeting which tends to result in a detailed analysis of proposed budget increases rather than an overall review of Library programs, service levels and program costs. A third approach would be to introduce an improved budgeting system as recommended.

The need for budget flexibility is a relatively minor issue in comparison with the need for improvements in the management and budgeting process. With an improved budgeting system, Council could annually assess the level of service provided for the dollars spent, assess the cost of changes to the level of service and re-evaluate and modify its objectives and priorities before it approves the budget. The Library Board could be given the authority to reallocate resources between its various programs within prescribed limits and report back on its performance in achieving desired service levels and any changes that were required in the budget as part of the following year's budget submission.

ADDITIONAL SOURCES OF FUNDING

It is obviously worthwhile for the City of Vancouver to pursue additional financial support from the Provincial Government. One proposal has been made to the Ministry of Economic Development. Apart from this, the report makes the observation that no concerted pressure for increased grants has been exerted by Library Boards and Municipalities. This initiative might be pursued by instructing staff to prepare proposals for special or additional Provincial Government support for specific services offered by the Vancouver Public Library as a resource for the entire province. In addition, a committee of representatives from Council, the Library Board, and senior Library and City staff might be formed to explore and pursue other approaches that might be taken to solicit additional Provincial Government support. "

cont'd....

Report to Council
 Standing Committee on Finance & Administration
 December 7, 1978 (VIII-9)

Departmental Review -
Library Board (cont'd)

The Consultants noted that they did not comment on the Board's suggested reductions as service, operating and management objectives are not clearly defined.

A concern expressed by the Deputy Director of Finance was the degree of assistance that was contemplated being provided by the Finance Department at this time due to the limited availability of staff and priority of the Library Board versus other City areas.

Also before the Committee was a memorandum dated December 5, 1978, from the Comptroller of Budgets and Research to the Deputy Director of Finance concerning the relationship of the Library with the Greater Vancouver Library Federation and suggesting that the Library Board should further address the issue in light of recommendations made by the Budget Review Committee made last spring.

Discussion took place on the areas of concern, particularly the following points:

- level of service
- curtailment in hours of service
- funding and relationship with the Greater Vancouver Library Federation
- voluntary services and financial support from foundations
- use of library services by the University Endowment Lands
- penalty charge for late books
- financial support from the Provincial Government
- membership fees.

Following discussion it was the consensus of the Committee that more information would be required before a recommendation could be made on the target reduction in the budget of the Library Board and it was

RECOMMENDED

- (A) THAT the Director of Finance and the Comptroller of Budgets and Research be requested to work with Library Board and staff to develop a work program defining the steps and resources required to introduce an improved planning and budgeting system. This process of developing an improved budgeting system should be used as a vehicle for defining management and service objectives, re-evaluating the strategy employed for achieving objectives, assessing current methods of operation, and identifying, developing and introducing improvements in efficiency and effectiveness.
- (B) THAT the Library Board report back to the Committee on where savings could be made through the curtailment of hours in the library system.

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The meeting adjourned at approximately 1:25 p.m.

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REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

DECEMBER 7, 1978

A meeting of the Standing Committee on Finance and Administration was held on Thursday, December 7, 1978, in Committee Room No. 3, Third Floor, City Hall, at approximately 1:30 p.m.

PRESENT : Alderman Brown, Chairman
Alderman Gibson
Alderman Marzari
Alderman Puil

ABSENT : Alderman Gerard

COMMITTEE
CLERK : G. Barden

RECOMMENDATION:1. Concert Box Offices - Cultural Grant

The Committee considered the attached Manager's Report dated November 29, 1978, wherein the Director of Social Planning reported as follows:

"Concert Box Offices have agreed to produce a fund raising concert for the Christmas Bureau which helps the needy to enjoy Christmas. In the past, the major portion of the funds have been raised, according to a letter from Mr. Switlo, by the PROVINCE newspaper, but due to the strike this will not be possible this year. Therefore, the concert for this year becomes a key to the program and is being supported by the broadcasting media. This is the first year in which a request is made for a grant equal to rent for the Queen Elizabeth Playhouse. The grant request is for \$800 which is the estimated cost for a rehearsal and performance, as extra costs are necessitated by the T.V. coverage."

Following discussion, it was

RECOMMENDED

THAT a grant of \$600 equal to the cost of theatre use for the rehearsal and performance by the Concert Box Offices to raise funds for the Christmas Bureau be approved, the source of funding to be Contingency Reserve.

2. Stanley Park Seawall Pedestrian Cycle Path

The Committee considered the attached Manager's Report dated December 5, 1978, wherein the Director of Finance reported on the Stanley Park Seawall Pedestrian Cycle Path. The report includes details of background of the construction program, the Devonian Foundation Contribution, Canada Works Funding and projected costs.

Report to Council
 Standing Committee on Finance and Administration
 December 7, 1978 (IX-2)

Clause #2 continued:

City Council on May 31, 1977 approved proceeding with the Stanley Park Pedestrian Cycle Path Project and in addition passed the following resolution:

"THAT should Canada Works funding of this project not be approved for 1978 and 1979, it be recommended to those Councils that 50% of the City's costs of the project be allocated from the Park Board Supplementary Capital Budgets for 1978 and 1979, and that the financing proposal set out in the memo of the Deputy Director of Finance, dated May 30, 1977, be approved."

The total cost of the program was estimated at \$1,750,000 and was presented to Council at no cost to the City as follows:

Devonian Foundation contribution	\$ 900,000
Anticipated Canada Works funding	850,000
	<hr/>
	\$1,750,000

The construction was scheduled to be done over a three-year period and it was anticipated that Canada Works funding would be approved over a coinciding three-year period in approximately equal yearly amounts to total \$850,000. However, the Canada Works funding has since been reduced and a shortfall of \$241,000 is forecast if the Canada Works funding continues on a reduced scale. The Park Board requested that the shortfall be carried by the City until such time as is appropriate in the third year (1980) of the construction to apply for a Provincial Grant for the outstanding amount.

The Park Board suggested that the shortfall of \$241,000 be spread over the three years of the project with the first and the second year shortfall being provided in 1979. City Officials felt that at least the \$241,000 shortfall should be provided for at this time on the basis of Canada Works continuing on the presently reduced scale.

Following further discussion, it was

RECOMMENDED

- (A) THAT the allocation from the 1979 Supplementary Capital Budget include the expected shortfall for 1978 and 1979 of \$147,700 as a first priority,
- (B) THAT any further shortfall be provided in the 1980 Supplementary Capital Budget as a first priority and
- (C) THAT upon receipt of any Provincial or any other funding that the Supplementary Capital Budget provision be reduced in that year,
- (D) THAT 50% of the allocation from the Supplementary Capital Budgets be taken from the Parks Board's allocations as a first priority, in light of the Council resolution of May 31, 1977.

Report to Council
 Standing Committee on Finance and Administration
 December 7, 1978 (IX-3)

3. Park Board Departmental Review

Following the Departmental Review of the Park Board, City Council on July 25, 1978 requested the Park Board to report back to the Finance Committee on further reductions to achieve the target 5% budget reduction of \$490,000 as requested by Council during the Departmental Review. The Park Board reduced their budget by \$55,085 at that time.

In the Review, the Park Board requested that additional staff be provided to assist the Board with research and analysis and the City's Methods Analyst was made available to the Park Board for six months. Mr. McLean did extensive research of the Board's operations and was able to suggest \$37,000 of additional operational efficiencies towards the target 5% reduction.

The Committee considered a letter from the Chairman of the Park Board dated December 5, 1978 on Park Board Budget Reductions and a memo dated December 1, 1978 to the Superintendent of Parks from the Director of Financial Services at the Park Board entitled "5% Budget Reduction Target" as requested by Council.

The Park Board stressed that organizational systems in all divisions of the Park Board have not kept pace with rapid expansion over the past ten years because of the lack of a research/analysis section to monitor and recommend up-to-date administrative systems and operational techniques. Suggesting possible budget reductions without a thorough review performed by a research section forced senior Park Board staff to suggest reductions based on limited data and with insufficient knowledge of the impact of the changes.

The memo from the Director of Financial Services of the Park Board outlined several alternatives to achieve the 5% reduction by reducing services and adding fees and charges or increasing fees or charges. However, the letter from the Chairman of the Park Board stated that all the alternatives had been rejected by the Board. Representatives of the Park Board advised that this was not entirely correct and should have stated that the 1978 Park Board felt that the matter should be referred to the 1979 Board and the Chairmen of the various committees on the Park Board have been requested to report back to the Board in January on what can be done to cut costs.

Following discussion, it was

RECOMMENDED

THAT the \$37,000 reduction in the Board's 1979 operating and maintenance budget be approved and the Park Board report back to the Finance Committee early in 1979 on the balance of the target 5% budget reduction.

The meeting adjourned at approximately 3:35 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 602 & 603

DISTRIBUTED MONDAY

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

X

December 7, 1978

A meeting of the Standing Committee of Council on Transportation was held on Thursday, December 7, 1978, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT: Alderman W. Kennedy, Chairman
Alderman M. Ford
Alderman M. Harcourt

ABSENT: Alderman D. Bellamy (Civic Business)
Alderman H. Rankin (Leave of Absence)

COMMITTEE CLERK: J. Thomas

The minutes of the meetings of November 2, 9 and 23, 1978, were adopted.

RECOMMENDATION

1. Request for Traffic Signal: West King Edward Avenue and Blenheim Street

The Committee had for consideration a City Manager's report dated November 29, 1978 (circulated), in which the City Engineer reviewed a request for the installation of a vehicular traffic signal at the intersection of King Edward Avenue and Blenheim Street. The request was initiated by Mr. J. Drabek, 3330 West King Edward Avenue, and the Lord Kitchener Elementary School Consultative Committee.

Present for the discussion were Staff Inspector J. E. Robertson and Police Constable Ells, Police Traffic Division, Mr. R. Arnold, Lord Kitchener School Consultative Committee, Mr. L. Graves, Association of Blenheim Street Residents, Mrs. J. Clark and Mr. J. Drabek, residents.

The Assistant City Engineer, Traffic Division, reviewed the report with the Committee and advised there were two major issues: conditions at the intersection and the roles of King Edward Avenue and Blenheim Street. King Edward Avenue is a major east-west arterial street with two 24-foot pavements divided by a central grassed median; Blenheim Street is a secondary arterial street with an uncurbed 24-foot pavement width, which serves as a collector for the area. Dual stop signs installed on Blenheim at the north and south approach to King Edward Avenue required motorists to stop before crossing the north and south roadways and also within the centre boulevard area; sight conditions were good and lighting comparable to other arterial streets in residential areas.

Clause 1 continued

The analysis of traffic volumes, vehicular speed, recorded accident history showed existing traffic control conditions were adequate for the intersection and it was the the department's position that neither a vehicular traffic signal nor a pedestrian actuated signal were warranted.

Mr. Rudberg advised the City Engineer was proposing that a seven-foot ornamental hedge at the northwest corner be trimmed down to three-feet to improve motorists' visibility and that two more signs be installed indicating a school crossing area.

Police Constable Ells, head of the Police School Patrol Branch, summarized the results of two surveys undertaken on October 18 and 26, 1978, during the 8:00 - 9:00 a.m. period, following a request by the Lord Kitchener School Consultative Committee. The findings of the two surveys indicated that there was insufficient traffic to warrant a school patrol. Police Constable Ells advised a 13-point criteria was applied in his survey, including number of vehicles, speed, turning movements, driver habits, number and conduct of students crossing, visibility, signing, etc. He felt the separated highway aspect of King Edward Avenue with its wide central boulevard presented an ideal crossing situation and a traffic signal could be hazardous in that it could create a sense of over-confidence on the part of the school children using the crossing.

Mr. Arnold addressed the Committee and pointed out the disparity between the official position and the dangers perceived by the parents of the very young children attending Lord Kitchener Elementary School. The School Consultative Committee had established a special committee to improve safety conditions at the intersection. More than 50 per cent of the parent population, the Vancouver Parent-Teacher Council and the Dunbar Soccer Association strongly supported the special committee's aims and goals. Mr. Arnold advised that parents were concerned not so much by the traffic volumes but by its character. Contrary to the police survey, high speeds had been observed and the physical characteristics of the roadway between King Edward Avenue and Dunbar Street, one of the highest points in the City, appeared to provoke 'Stirling Moss' type driving.

Mr. Drabek advised he lived practically at the intersection and his observations convinced him the City Manager's report was based on spurious statistics regarding the number of accidents. The City Engineer indicated there had been eight accidents this year, to October 7, 1978; however, to his knowledge, there had been at least 15, including a three-car accident on November 1, 1978. Mr. Drabek also disputed the statement that there were adequate gaps in the traffic and contended that quite often there was an uninterrupted flow particularly eastward downhill from Dunbar, four blocks away.

The City Manager pointed out accident statistics were only one element of the City warrant system and many accidents were unreported if they involved less than \$200 damage.

Mr. L. Graves presented a brief (on file) on behalf of the Association of Blenheim Street Residents, an organization formed in October, 1978, to deal with traffic problems on Blenheim Street between 16th Avenue and Marine Drive. While sharing the concerns of the school parents, the Association did not feel the problems would be solved by installing a traffic light. A traffic signal at the intersection could very well increase high-speed through traffic on Blenheim and pose additional hazards for pedestrians.

Clause 1 continued

The Association felt all community groups in the area should be involved in discussions to seek a solution to speeding traffic.

Mrs. J. Clark, resident, also addressed the Committee and expressed concern that parked vehicles obscured visibility at the intersection. She felt if her hedge had to be trimmed down to three feet to improve visibility, then it should also be possible to prohibit parking in the blocks adjoining the intersection. Mr. Rudberg agreed to investigate this aspect and particularly regarding long term parking of a bus in front of Mrs. Clark's residence.

A representative of McKenzie Heights Homeowners' Association also spoke on the necessity for slowing traffic speed in the area. Mr. Overmyer, School Consultative Committee, expressed the concerns of parents of very young students of Lord Kitchener School and said he did not feel a pedestrian actuated signal would impede traffic or present a greater hazard.

During discussion, the Chairman noted Council and the Police Department were concerned about the overall increase in traffic speeds throughout the City and had requested the Provincial Government to reinstate the fine system for traffic violations.

The City Manager advised that the Premier in his capacity as Minister of Energy, Transport and Communications had that day acknowledged Council's request as follows:

"At the present time we have a joint Ministry Task Force composed of senior representatives from the Ministry of the Attorney-General and the Ministry of Energy, Transport and Communications examining the whole spectrum of road safety and driver control. Your Committee's resolution has been forwarded to the Task Force and it will be given serious consideration.

An interim report from the Task Force is expected by the end of this year. If your Committee has any other concerns that you feel should be addressed please feel free to forward them. The Task Force welcomes and needs outside input in order that all points of view may be considered and assessed."

The Committee also noted a communication dated November 29, 1978, from the Vancouver Parent-Teacher Council supporting the request for a pedestrian activated signal.

Following further discussion, it was

RECOMMENDED

THAT the City Engineer report back following further meetings with the Lord Kitchener School Consultative Committee and other community groups in the area, on traffic problems in the vicinity of King Edward Avenue and Blenheim Street.

2. Champlain Heights - Transit Service

The Committee on November 23, 1978, when dealing with a City Manager's report reviewing transit route changes in the Champlain Heights area, noted that Burnaby Council had not been consulted and deferred further consideration to permit discussion between Vancouver and Burnaby Engineering Staffs.

Clause 2 continued

Before the Committee for consideration was the City Manager's report dated November 3, 1978 (circulated), in which the City Engineer reviewed proposed bus route changes necessitated by continuing residential development in Champlain Heights, to be introduced on February 16, 1979.

The Assistant City Engineer, Traffic Division, in an addendum report to the Committee stated that City engineering staff, B.C. Hydro and Burnaby staff had discussed the proposed changes with particular emphasis on the proposed extension of the #26 Boundary service. Mr. Rudberg reported as follows:

"This extension improves the service level for those Burnaby residents living in the Rumble/Boundary area, and the Burnaby staff supported the proposed extension. However, to improve the service level for Burnaby, they requested two additional bus stops on Matheson at Rumble and that B.C. Hydro honor transfers from the Willingdon service at Matheson and Rumble. Burnaby staff are now preparing a report to their Council for approval of this extension including these changes and the paving of the two bus stop areas northbound on Boundary Road.

The City Engineer and B.C. Hydro concur with these suggested changes and recommend that the Committee approve this extension with these changes subject to the approval of Burnaby Municipal Council."

Mr. N. Davidowicz addressed the Committee on a brief presented by the Killarney-Champlain Citizens for Action Association (on file) which commented on recommendations contained in the City Manager's report. The brief stated the Manager's Report did not deal with the concerns and previous requests of citizens in the area, nor did it address itself to the City's working papers on the provision of public transit for Champlain Heights dated March 1 and 12, 1974. The Association felt the general public should be notified of the proposed transit changes at a meeting in the area.

Mr. Davidowicz noted that the proposals would involve changes in headways in late evenings, Sundays and Holidays, of approximately ten minutes - from twenty minutes to half hourly to accommodate the extended route length. It was his understanding that Burnaby Council was not in agreement on the #26 Boundary route and would be discussing the changes at the Council meeting on December 11, 1978.

Mr. M. Egan, Assistant Project Manager, Champlain Heights, advised more residents would be moving into new homes in Champlain Heights shortly and would need transit service. The Development Project Staff supported the City Manager's recommendations.

Following discussion, it was

RECOMMENDED

- A. THAT Council approve in principle the bus route proposals with the issue of a right-of-way from Butler Street to Champlain Crescent to be the subject of a further report.
- B. THAT subject to the approval of Burnaby Council, City Council approve the No. 26 Boundary extension for implementation in February of 1979 including the bus stops as shown on Figure 4 (revised).

Clause 2 continued

- C. THAT Council direct the City Engineer to initiate a public meeting regarding the improvement of Tyne Street, through the Champlain Heights Planning Advisory Committee. Also that the City Engineer proceed with initial steps towards acquisition of properties and initiation of the paving in 1979 subject to confirmation of funding.
- D. THAT subject to Phase 2 proceeding, Council instruct the Champlain Heights Project Manager to reserve approximately $\frac{1}{2}$ acre adjacent to S.E. Marine Drive and Champlain Crescent.

During discussion on the foregoing item, Alderman Ford stated her attention had been drawn to a B.C. Hydro interoffice memorandum dated November 24, 1978, referring to additional transit changes affecting Main-Robson; Davie-Kingsway and Granville-Victoria routes also proposed for implementation on February 16, 1979. Alderman Ford referred to Council's expressed wish that Hydro give three month's notice of transit changes and requested that staff investigate the matter for report back. The Chairman so directed.

3. Review of Traffic Conditions: Davie and Bute

City Council on August 15, 1978, when reviewing various measures to deal with prostitution in the downtown core, identified the vicinity of Davie and Bute Streets as a problem area. The City Engineer was instructed to investigate the traffic situation at this intersection for report back.

In a City Manager's report dated November 15, 1978 (circulated), the City Engineer reported that the current traffic flows in the 1100 and 1200 blocks on Davie Street did not warrant the establishment of turning restrictions and parking prohibitions.

RECOMMENDED

THAT no action be taken at this time to modify the traffic regulations on Davie Street in the vicinity of Bute Street and that the traffic conditions be monitored on a periodic basis in the future.

4. Revenue Sharing Act: Roadway Improvements

The Committee had for consideration a City Manager's report dated December 1, 1978 (circulated), wherein the City Engineer submitted a list of selected roadway improvement projects for funding under the Provincial Revenue Sharing Act.

The projects, summarized as follows, are estimated at \$9,788,000, with approximately 90 per cent (\$8,800,000) eligible for funding, which could provide a maximum potential Provincial contribution of \$4,400,000:

- 1) 4th Avenue/4th Diversion: Alma to Sasamat (property acquisition and construction)
- 2) Nanaimo: 29th to 34th (construction)
- 3) Cordova Extension: Granville to Howe (design and preparatory work)
- 4) Marine Way/Marine Drive: Kerr to Boundary (construction)

Clause 4 continued

- 5) Boundary Road: Imperial to Marine Way (preparatory work)
- 6) Rupert: 23rd to Kingsway (construction)
- 7) 41st & Granville: 4 left-turn bays (property acquisition)
- 8) Tyne: Kingsway to 49th (property acquisition and construction)
- 9) Taylor/Smithe Connector (property acquisition and construction)
- 10) 22nd Avenue: Nanaimo to Renfrew (construction)
- 11) North-west Point Grey Access Road - 4th Diversion to 250' west of Blanca (construction)
- 12) Boundary: left-turn bay at Kingsway (construction)
- 13) Boundary: BNR tracks to Charles (construction)
- 14) Cambie at Broadway & 12th: left-turn bays (property acquisition)
- 15) 12th: Lakewood to Clark (construction)
- 16) Fir at 4th Avenue: Granville Island Entrance (property acquisition)

RECOMMENDED

- A. THAT the above listed projects be submitted to the Province for funding consideration as part of the 1979/80 Revenue Sharing Act - Roadway Improvements.
- B. THAT projects be removed from consideration as part of this year's program if Council approvals for individual projects are not received.

* * * * *

The meeting adjourned at approximately 4:45 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 603

REPORT TO COUNCIL

XI

SPECIAL COUNCIL COMMITTEE ON THE DISABLED

DECEMBER 4, 1978

The Special Council Committee on the Disabled at its meeting on December 4, 1978, requested that the following items be forwarded to Vancouver City Council for approval at its meeting on December 12, 1978:

(1) Transportation for the Disabled

In April Council authorized \$121,129 to subsidize the B.C. Lions Society in its transportation service to the disabled (\$3.43 per passenger, per trip) to cover the period from May 1, 1978 to December 31, 1978.

The Committee expressed concern that adequate transportation is not available to these people during December and particularly during the Christmas holidays.

The Committee was advised that sufficient funds remain to provide an improved service during this period, and it therefore

RECOMMENDED

THAT the Director of Social Planning renegotiate the present arrangement with the B.C. Lions Society to provide additional transportation service to the disabled for the balance of the year.

(2) Taxi Service for the Disabled

The Committee discussed the need for an 'on demand' taxi service in Vancouver for disabled persons, using specially equipped vehicles. The Committee felt that in addition to the subsidized B.C. Lions Society service, which is the equivalent of public transportation for the disabled, there is also a need for an unsubsidized service for both disabled residents and disabled tourists requiring the convenience of an 'on demand', 24 hour service and willing to pay for it.

The Committee has so far been unsuccessful in its efforts to interest the Taxi Companies in this regard.

Therefore, the Committee

RECOMMENDED

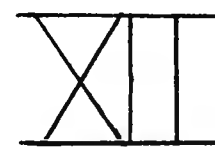
- A. THAT the Director of Social Planning in conjunction with the Director of Permits and Licenses report back to the Special Council Committee on the Disabled on the feasibility of Taxi Companies being required to provide a specially equipped vehicle for the transportation of disabled persons as a condition of their business license; and further,
- B. THAT if funds are required to conduct a feasibility study, the Director of Social Planning be authorized to utilize the remaining funds (\$922.73) from the \$1,000.00 allocated by Council on November 22, 1977 for the 1978 expenses of the Committee.

Respectfully submitted,

Maquente Ford

Alderman Ford, Chairman
Special Council Committee
on the Disabled

FOR COUNCIL ACTION SEE PAGE(S) 604



REPORT TO COUNCIL

COUNCIL COMMITTEE ON THE ARTS

December 6, 1978

A meeting of the Council Committee on the Arts was held on Wednesday, December 6, 1978, in the No. 1 Committee Room, third floor, City Hall, at approximately 9:00 a.m.

PRESENT:	Alderman Brown, Chairman Alderman Gibson Alderman Marzari Dr. G. Andrew Ms. N. Baird Mr. B. Carey Mr. J. Dayton Mr. B. Freschi Mr. L. Lauk Mr. N. Young
ABSENT:	Dr. D. McGann Mrs. D. Shadbolt Mr. C. Wootten
ALSO PRESENT:	Mr. E. Fladell
CLERK:	G. Barden

RECOMMENDATION:

1. Heritage Festival Society Budget

The Committee considered the attached Manager's Report dated November 17, 1978, wherein the Director of Social Planning reported on the Heritage Festival Society Budget as follows:

"In May, 1979, the Heritage Festival Society proposes to repeat the 1978 Young People's Heritage Festival and to provide evening performances for adults in tent theatres at Vanier Park. The Society also proposes to sponsor another Folk Music Festival and a series of Folk Music Concerts next year. Both these Heritage Festival events were popular with the public and received good reviews from the critics.

Because 1979 is designated the International Year of the Child, the Canada Council in co-operation with the Province of British Columbia and other Provincial Governments, are planning to use our tent theatres for a country wide tour of Young People's Festival Theatre to over 40 Canadian cities. This tour is an outgrowth of Vancouver's successful Festival experience in 1978.

Arts funding staff at Federal and Provincial levels of government have again indicated interest in supporting the Vancouver Heritage Festival programs. As in past years they are looking for an initial financial commitment from the City of Vancouver.

On November 2, 1977 \$112,000 was approved in principle by City Council as the City's share of the overall 1978 Festival budget. City Council confirmed its decision on January 17, 1978. Following this confirmation City funds were provided to the Heritage Festival Society in two payments, February 1, 1978 and March 31, 1978. The Council resolution, approved in advance of the 1978 budget, enabled Heritage Festival program planning to go forward and encourage funding from various other sources. (See Appendix 1).

\$57,500 of the \$112,000 was included in the overall Civic Festival budget of \$100,000 in 1978. The remaining \$54,500 came from the Provincial per capita grant provided to the City through the Captain Cook programs."

Cont'd . . .

Report to Council
 Council Committee on the Arts
 December 6, 1978

(XII - 2)

Heritage Festival Society Budget (Cont'd)

The Comptroller of Budgets advised that, through discussion with Social Planning Department, it is learned that this is intended to be a Provincial Government/City cost shared program, but the Provincial Government has not yet disclosed the amount of its contribution, and recommends that approval be subject to Provincial Government cost sharing to allow the Director of Social Planning to proceed with program planning and to approach the Provincial Government for cost sharing.

The City Manager suggested that Council may wish to refer this matter to the first meeting of the 1979 Finance Committee.

The Committee felt that the City should take the responsibility to see that there will be a Festival in 1979 and following further discussion, it was

RECOMMENDED,

- A. THAT \$57,500 be approved in principle now for Heritage Festival 1979 programs and presented to the 1979 Council for confirmation in advance of 1979 budget approval in order that other cost-sharing arrangements and planning may proceed.
- B. THAT if and when confirmed by the 1979 Council the funds be provided to the Heritage Festival Society in two equal instalments: one in early January and one by April 1, 1979.

The meeting adjourned at approximately 11:05 a.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 604

XIII

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

November 23, 1978

A meeting of the Standing Committee of Council on Transportation In Camera was held on Thursday, November 23, 1978, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:55 p.m.

PRESENT: Alderman W. Kennedy, Chairman
Alderman D. Bellamy
Alderman M. Ford

ABSENT: Alderman M. Harcourt
Alderman H. Rankin (Leave of
Absence)

COMMITTEE CLERK: J. Thomas

RECOMMENDATION

1. Acquisition of Property: 4725 Nanaimo Street

The Committee had for consideration a City Manager's report dated November 14, 1978, in which the City Engineer and the Supervisor of Properties reported on negotiations with a property owner who had complained that proposed road widening on Nanaimo Street was too close to his house.

The Supervisor of Properties advised the Committee that initial problems had been resolved and an agreement had been reached with the property owner for the City to acquire a three-foot strip of land subject to the City undertaking certain modifications to the house.

It was noted property acquisition for the Nanaimo Street widening project is funded 50% by the Provincial Revenue Sharing Program, which stipulates that only expenditures before December 31, 1978, are eligible.

RECOMMENDED

THAT the Supervisor of Properties continue negotiations for a three-foot strip of land at 4725 Nanaimo Street.

* * * * *

The meeting adjourned at approximately 4:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 605

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XIV

December 8, 1978

TO: His Worship the Mayor and Members of the City Council.
Your Worship & Members,

Re: Present Role and Future Role re
Vancouver Civic Theatres Board.

PURPOSE OF THE REPORT

On January 17, 1978 Council passed the following motion:

"THAT the Civic Theatres Board and the City Manager review the role and usefulness of the Civic Theatres Board and report back to Council this year."

HISTORY

Under the initial By-law #3596 dated September 25, 1956, for the operation of the Theatres, the Board had considerable powers of operation.

Under the present By-law #3941 dated October 4, 1961, the Board is purely advisory, and therefore, is not able to be active to any appreciable degree in the management of the Theatres. In fact, the Theatres' Manager is unable to look to the Board on any authoritative basis; rather, his direction from time to time is through the City Manager. The present role of the Board then is advisory to the Council and supportive to the Theatres' Manager. (A short resume of the by-law changes is attached as APPENDIX "A").

BOARD ACCOMPLISHMENTS UNDER THE ADVISORY BY-LAW

Since the change in the By-law in October, 1961 - occasioned by the financial problems under the previous manager - the Board has been an advisory group of concerned and knowledgeable citizens who have contributed interest and experience to the successful operation of our Civic Theatres; in spite of the fact that they have a minimum of authority.

Under the existing circumstances the Board has functioned in the only manner possible by introducing the comments and ideas of members of the community into the governing process. Other Boards (Heritage Advisory Committee, Planning Commission) operate in a similar manner.

The Civic Theatres Board has been active in a variety of areas - to give a few examples:

- Dealing with complaints and enquiries from citizens who encounter some form of difficulty during the operation of the facilities. Almost all of these items are dealt with at board level - very few have had to be brought before Council.
- Reviews and recommends to Council revised theatre rental rates.
- Requesting adjustments, alterations or special permission from Council or the City Manager on behalf of lessees, when necessary.
- Dealing with lessees and operators.

- Assisting the Theatres' Manager in the preparation and presentation of the budget.
- Dealing with licensees as a concerned, constituted alternative to the decisions of the Theatres' Manager. Many problems have been solved by offering the licensee and/or the Manager other points of view.
- Offering the public a direct and convenient means of access for comments and contributions concerning the best use and care of our theatres as civic assets.
- Offering Council information and advice which might not be forthcoming from within the general administration of the City.
- Assigning each member of the Board a sphere of interest in order to give the Theatres' Manager an objective and external view of the operation and needs of the theatres.

As can be seen from the above, the Civic Theatres Board does have a useful role in reference to the operation and maintenance of our Civic Theatres. It has performed this role for the past 17 years in a quiet, low-key and competent manner, in spite of the frustrations created by its lack of authority.

Since Council has seen fit to ask for this review, the Board members have given considerable study to the enlarged role which the Theatres Board could play on behalf of Council to be more effective. Enclosed, therefore, is a memorandum marked APPENDIX "B" setting out suggested changes to the present By-law which would permit the Theatres Board to be the responsible authority in certain areas while remaining advisory in other areas.

The Board is unanimous in submitting its views to Council and requests consideration be given to the attached proposals. If Council concurs, it is suggested that the Director of Legal Services be instructed to draft a new By-law incorporating these changes, effective January 1, 1979.

The Chairman will be present in the event that Council has any questions to direct to him.

Respectfully submitted,

(Signed) Norman Young, Chairman
Vancouver Civic Theatres Board

FOR COUNCIL ACTION SEE PAGE(S) 605

A SHORT RESUME OF BY-LAW CHANGES

Effective October 4, 1961, By-law 3941 repealed By-law 3596 dated September 25, 1956, and took away financial powers thus creating an advisory board.

This removed (in summarized form)

- (4b parking arrangements
- (4c collection of monies
- 3596 (4d authorization of expenditures
- (4e keeping of books
- (4f appointment of manager

and changed to advice on

- 3596 4a fixing of fees, admissions, rates and rentals.

Under By-law 3941, the Board was given the 'power to advise' Council on:

- 3a forms and types of entertainment which should be especially encouraged
- 3b advantages of policies and methods used elsewhere
- 3c integration of other facilities and concessions
- 3d budget as prepared by the manager
- 3e rates and rentals schedule as proposed by the manager
- 3f other matters referred by Council for advice and recommendation
- 3g matters relating to the theatres which merits action on the part of Council.

APPENDIX "B"SUGGESTIONS RESPECTING INCREASING THE
RESPONSIBILITY OF THE THEATRES BOARD.

1. Authority be granted to the Board to be responsible for the following, subject to civic administrative requirements:
 - (a) Review and present to the City Council the annual budget; the Theatres Board to be involved in all discussions at any Council or Committee level;
 - (b) The forms of entertainment, appropriate to the Civic Theatres, and types of organizations which should be specially encouraged to use the Theatres' facilities;
 - (c) Leases and concessions involved in the operation of the Theatres;
 - (d) Determination of matters dealing with lessees or licensees which are in the nature of appeals from the decision of management and consistent with the policies of the Vancouver City Council and the provisions of the By-law;
 - (e) To make arrangements for the operation and management of Parking Garage associated with the Theatres;
 - (f) The Board may on behalf of the City authorize or approve of the construction or installation of improvements to the said Theatres, the purchase of equipment or material, or the incurring of any other expense as may be necessary for the proper development, maintenance or operation of the said Theatres; provided that no such improvement, article or equipment, order for material or the incurring of any other expense as aforesaid, or any agreement with respect thereto, shall be so authorized or approved where the cost thereof or the amount involved with respect thereto, exceeds the sum of Fifteen Thousand Dollars (\$15,000.00) or would have the effect of increasing the total expenditures of the City for Theatre purposes for any year beyond the estimated expenditure approved by Council for such year, except pursuant to By-law or a resolution of the Council.
2. The Board shall advise the Vancouver City Council on the following:
 - (a) The schedule of rates and rentals which are to be charged for the Theatres' facilities, including parking.
 - (b) Any matters which, in the view of the Theatres Board, should receive the consideration of the City Council in the interest of the general operations of the Theatres.
3. Within the provisions of the By-law, the Theatres Manager shall report directly to the Theatres Board, and assist the Board as necessary in its operations.